

The resident



April 2017

theresident.co.uk

MAYFAIR MAIDENS

*The female power
players of W1*

REGAL AFFAIR

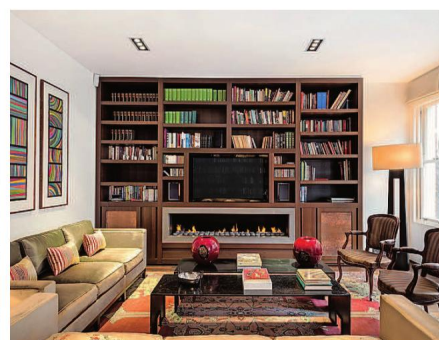
*Vicky Featherstone's
Royal Court mission*

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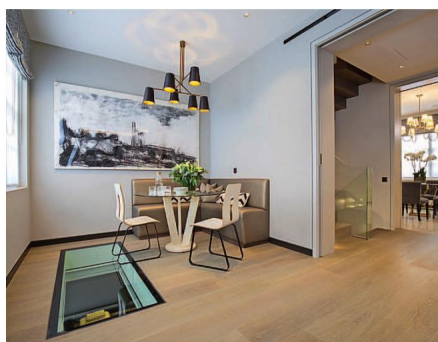
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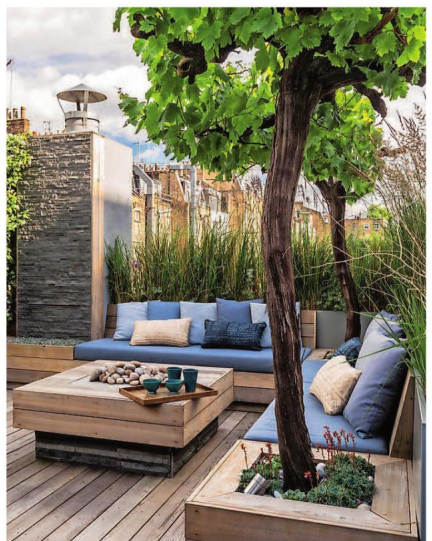
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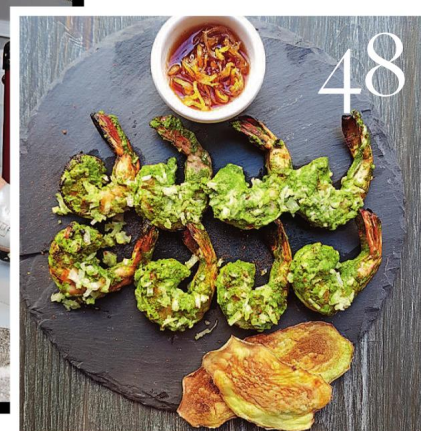
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Wharfside

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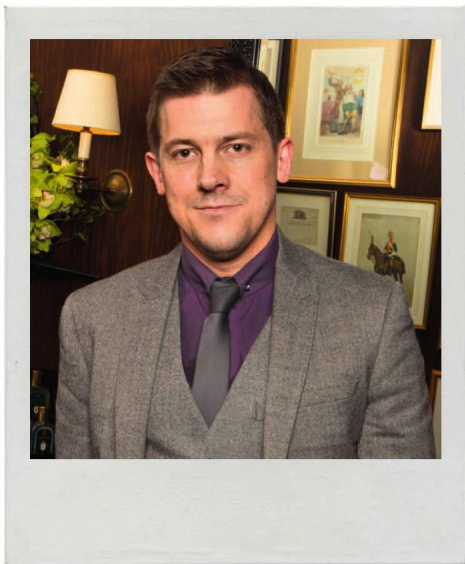


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Letter from the EDITOR



August 31, 1997. I remember vividly what I was doing that day. I had a rather horrendous hangover – after all, I had turned 18 only a couple of months before, so I was enjoying being able to actually get into pubs – and had an early shift at the cinema I was working at over the summer holidays. It was also the day that Princess Diana died.

The surreal atmosphere that day made me realise how important she was to everyone. I never really took much notice in the Royal Family up until that point, but I couldn't knock the feeling that I had lost someone close to me. It was a ridiculous thought, but I guess that signified how everything Princess Diana did had actually filtered into my sub-conscious and stayed there. Some 20 years later and we are rightly celebrating her legacy once again, this time for her taste in fashion and how she was actually well ahead of the game.

Her impact on society got me thinking about how this part of town is home to plenty of women who are pushing the boundaries in their area of expertise, so we have dedicated lots of pages to their good work. The Royal Court, for me, is in the top three of London's theatres (along with The Old Vic and Almeida Theatre in north London), and a lot of that is down to the Artistic Director, Vicky Featherstone. A wonderful

interviewee, she insists that the Royal Court stands on its own feet and she's just a part of the story, but looking at the programme Featherstone has created for 2017 I have to disagree. It's full of surprises, big names and risk taking, which is what theatre really should be about.

Heading to Mayfair and there's more leading ladies. From tailoring giants Kathryn Sargent and Emma Willis, to leaders in the restaurant industry in the form of Hélène Darroze and Angela Hartnett, there are big names aplenty who many others are eager to follow. We also speak to the two geniuses behind the Good Life Eatery, plus meet the former supermodel turned acclaimed interior designer.

It's an exaggeration to say that Princess Diana and the way she led her life set the foundations for all of these fabulous female power players, but the fact we are talking about her two decades after her untimely death – and I am sure we will for many more decades – shows just how important she is to us all.

Mark

Mark Kebble, Editor

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PORTFOLIO

{THE FINEST EVENTS AND NEW LAUNCHES}

SHE'S GOT THE LOOK

*Why it is Caro Emerald's
time to sparkle*

Caro Emerald has announced her most extensive tour of the UK, with two dates scheduled for London. She will take to the stage at the Royal Albert Hall on 12 April, before returning to the capital on 29 April to star at The Roundhouse. Expect new gems from the award-winning singer.

caroemerald.com/tour >





EXPRESS YOURSELF

Mayfair has a new artist to watch, one who is certainly bringing vivid colour to W1.

Lara Julian invites Emily Miller into the bright surroundings of her studio to tell us more

From Siberia to Mayfair, via New York, Lara Julian hasn't followed a straight-forward career path.

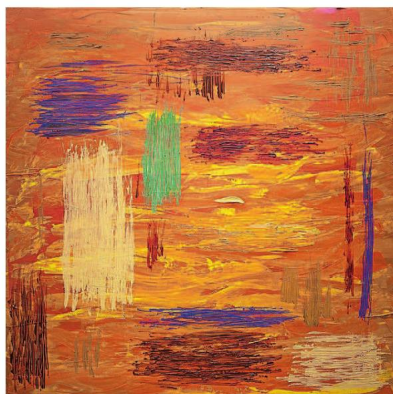
Born into an artistic family, from a very early age she dabbled with painting and creativity, but after being put off the idea of following a specific style, decided to leave it all behind for a career banking.

However, the lure of the art world – and, indeed, Mayfair – proved too strong and today her abstract, impressionist art has seen her become one of the hottest names on the scene, as we discovered when visiting her studio.

How has art always played a role in your life? My father is an artist, my mother an art historian and my grandmother was a poet, so yes art has always been a big part of my life. As a child I would watch my father paint in his studio in Russia, mesmerised, and we also had a library full of books. I was always reading about art and art history. At one point my parents owned a gallery in the town we lived in, in Siberia. During this time I became very comfortable in gallery spaces surrounded by the art community.

Did your upbringing in Siberia influence your artistic style today? Although I studied art in London and New York my work is very much inspired by nature, and Siberia has some of the most beautiful countryside, lakes and mountains in the world. I haven't lived in Siberia for many years now, but I still take inspiration from my memories of my time there.

Why did you eventually settle in Mayfair? I decided to move to Mayfair from New York [she studied at the New York Art Academy] because I realised I was flying to London nearly every week to see exhibitions. London is truly the art



Lara Julian's work makes full use of colour and is inspired by what is happening in her life at the time

centre of the world in my opinion, and most of the top galleries and shows take place in Mayfair. As I knew I wanted to paint when I came to London, Mayfair seemed the obvious place to be.

How is Mayfair different to where you grew up? Siberia is a truly beautiful place and I have fond memories of my childhood there, but my parents left Russia when I did and relocated to Spain in their retirement. Since then I have been spending my time between London and Spain and consider both my new adopted homes. Artistically, Mayfair is more suited to me and my work.

Can you explain your working process? I consider painting a life process because I never really stop creating. My work is forged out of my own raw emotions, it is an outlet for me to process something going on in my life or an emotion I am feeling. I often go back to works adding to them or amending them, as my mood changes so do the works.

Why is colour so important to you? Colour is my way of expressing myself and portraying my emotions on canvas. I love layering colours and experimenting with light and shadow and tonality, it adds a new complexity to my pieces and I hope draws the viewer in to closer examine the work and see beyond the immediate bright colours.

How would you describe your work? My work is mostly abstract, although I do have a couple of figurative pieces that are mainly self-portraits. Abstractism appeals to me because it allows the viewer to have their own personal view and interpretation of the work, I want them to take away their own emotional experience from my paintings.

For more information visit larajulian.com

PORTFOLIO



Gutsy approach

London-based artist Ben Turnbull presents *No Guts No Glory*, a new solo exhibition at Saatchi Gallery's Prints & Originals Gallery, comprising of collaged vintage US comic books and various mixed media works. Running from 11 April-8 May, *No Guts No Glory* produces a sequential visual story following young American GIs, documenting their experience from departure to homecoming. Marrying themes of heroism, sacrifice and human purpose with popular Americana, Turnbull has used all-American artefacts including flags, comics, toys and military attire to create this 'Memorial Pop' exhibition in Chelsea. Duke of York's HQ, King's Road SW3 4RY; saatchigallery.com



CINEMATIC EXPERIENCE

The NSPCC Monday Movie Club allows film buffs and corporate sponsors to purchase a seat for 10 exclusive film previews per year from some of the biggest movie studios before they are released in British cinemas. **We're giving you the chance to enter a free prize draw to win two tickets to a screening of your choice*** to experience the club for yourself. To enter simply send your full name and e-mail to mondaymovieclub@nspcc.org.uk with the subject title **THE RESIDENT** to be in with a chance of winning. For full T&Cs visit nspcc.org.uk/what-you-can-do/events/monday-movie-club/ (* within a three month period)



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Self portrait

Saatchi Gallery and Huawei have teamed up to present From Selfie to Self-Expression. Opening on 31 March at the Saatchi Gallery, the show will be the world's first exhibition exploring the history of the selfie from the old masters to the present day, and will celebrate the truly creative potential of a form of expression often derided for its inanity.
saatchigallery.com/selfie





Public persona

To coincide with Secrets and Stories, a new BBC documentary about the life and work of Paula Rego, Marlborough Fine Art will show 11 previously unseen pastel works on paper created by Rego. marlboroughfineart.com

CROSSING THAT BRIDGE

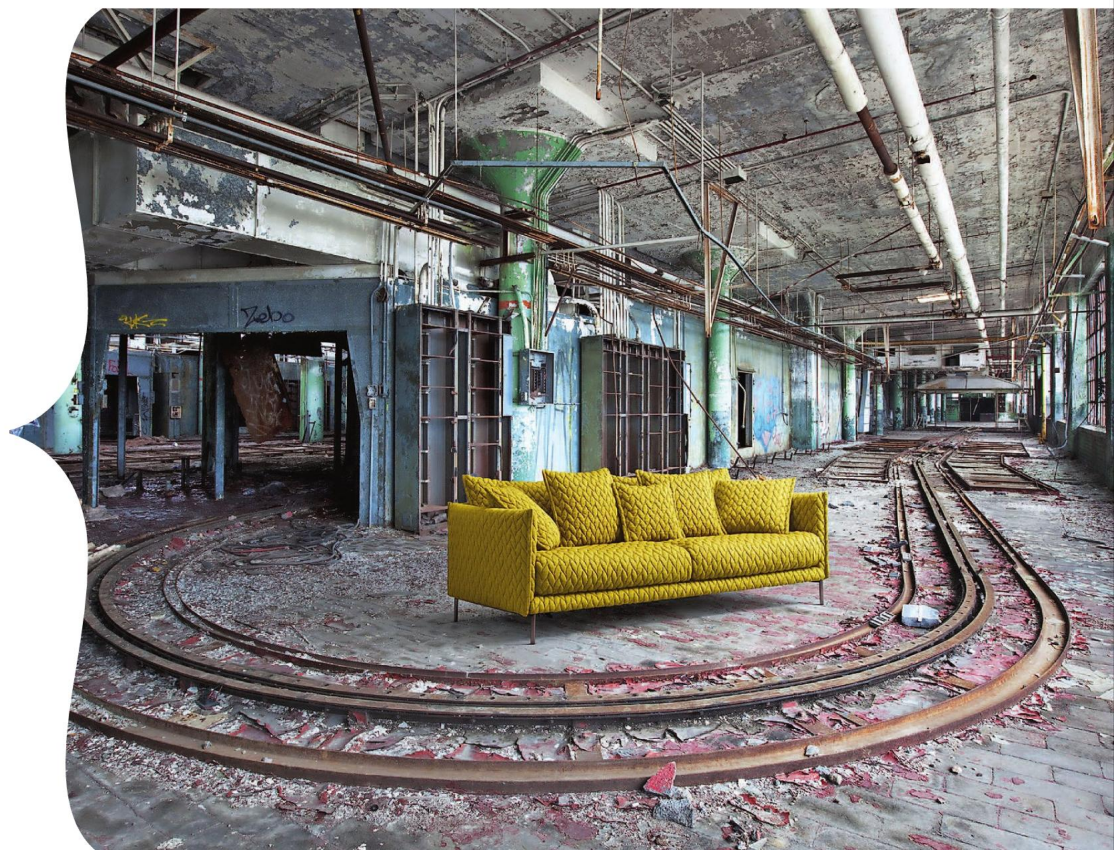
Stamford Bridge, home of Chelsea FC, has launched a global search for the very best memories and stories that the stadium evokes among fans, tourists and visitors alike, as they launch a brand new video called #beyond90minutes. The search for the best story is supported by an online competition to win an action-packed 24-hour VIP experience at Stamford Bridge for up to four people. To enter and for full T&Cs visit stamfordbridge.com/win#Beyond90Minutes



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This April, French designer furniture and lifestyle specialist, Silvera, will be launching its first London showroom on the King's Road. The much-anticipated UK flagship launch will join Silvera's ten wildly successful Parisian showrooms, bringing with it a catalogue of over 500 cross-cultural designer brands for the home and office, setting a benchmark for designers. The expansive 500sqm, two-storey space will retain many of the building's architectural features, the perfect setting for the very best in design today.

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DAVID MORRIS

THE LONDON JEWELLER

at Annabel's London



Kylie Olsson, Erica Bergsmeds



Charlotte de Carle



Nicki Shields



Alex Zane

PARTY

WORLD IN MOTION

The Resident previewed the opening of Erica Bergsmeds' *Emotion in Motion*, and the launch of the exhibition was a rather glitzy affair at The Den, 100 Wardour Street. Bergsmeds' portraits reflect her own views surrounding the social media generation and their influence on today's society. The launch was attended by Bergsmeds herself, plus elite social influencers and recognisable names including presenter Laura Whitmore, model Zara Martin, singer Irainna Mancini, actress Roxanne McKee, actor Tom Payne, restaurateur Jean Bernard Fernandez-Versini, DJ Charlotte de Carle and many more. With the exhibition now finished, we look forward to seeing what Bergsmeds comes up with next.



Laura Whitmore



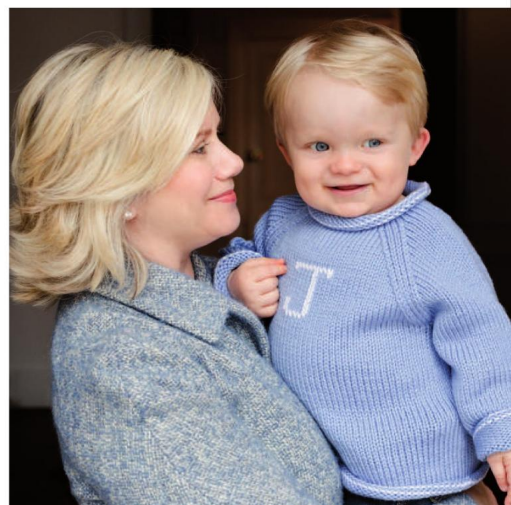
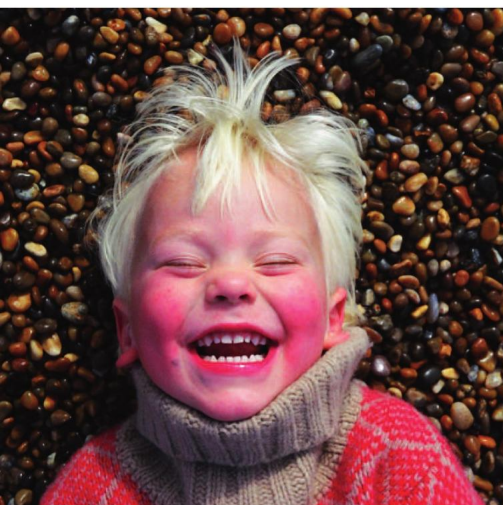
Malin Jefferies



Zara Martin



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*"Photography through the eyes
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HENRY CONWAY

How to maintain 21st century social (media) etiquette

London is in the grip of an epidemic – a social media epidemic. It is way past saving, even I have been irretrievably infected. Should I be presented with a delicious plate of something, the urge rises from deep within to whip out my iPhone, take a picture, filter it and tell everyone how fabulous my gastronomy is in comparison to theirs. All of my friends check their social media channels morning and night, and tag with abandon. If I see another picture in front of the Chelsea Ivy flower wall I will scream. Yes, it is the modern addiction.

We are all insta-stars amongst our own groups, but if one breaks through to greater Insta-glory, can a social media star be classed as the new socialite? Only a decade ago, to be an It-girl, you needed to be featured in the glossy pages of *Hello*, *ES* mag, or the social pages of this fine magazine. Now, anyone can be a socialite, within seconds, with three taps and an upload. No longer is a glimpse into a fabulous designer life reserved for the glossies – the pressure to show your life as a continuous photo shoot is omnipresent. At all times it must appear that one has never had a bad hair day or had to put the bins out (which in my case is obviously true), but like all social phenomena, rules on how to behave spring up naturally. So what makes social media success?

Anyone who has been to a smart wedding will tell you that social media at a formal occasion must be treated with extreme caution. The delicate handling of what should and should not be shared

is really down to the discretion of the bride and groom. Many weddings I attend have a blanket ban on sharing pictures of the day, clearly stated on the invitation – be it that they don't want to enrage those who have not been invited, or simply are very private about their lives, and you must respect their wishes. It is acceptable to post a place setting or a picture of your outfit, but don't treat someone's big day as if it were a blogger's press trip. As with everything, less is more.

When it comes to more day to day insta-etiquette, there are a few guidelines that, like all social mores, are obvious but essential. Firstly, always ask before posting – simple, but surprises are vulgar. Be kind with face editing apps and filters – I believe it polite to tidy up the odd line and tired eye, but don't over do it, or you'll end up looking like you went to a botox doctor with the shakes. Angles are everything – keep it high. No one needs low shots – I know and love each of my chins, but I don't want to share them.

Private events should be just that – you don't have to share everything. Hold something back.

Some of the best accounts I follow are restrained – remember this is public, it is for everyone to see. I love sharing my life everyday, and nosing into others, but get a

little editorial about it – try not to pick up bad grammatical habits. 'On fleek' is not a thing. If in doubt, the more ridiculous the hashtag the better – don't take yourself too seriously, and you'll win.

Follow @henryconway

No one needs low shots. I love each of my chins, but I don't want to share them



THE COURT AWAITS

It's four years since Vicky Featherstone took over the programming at the Royal Court, and thanks to world events it's never been more relevant

Words MARK KEBBLE



VICKY FEATHERSTONE PORTRAIT: PETE BARTLETT SAM MENDES PORTRAIT: RANKIN



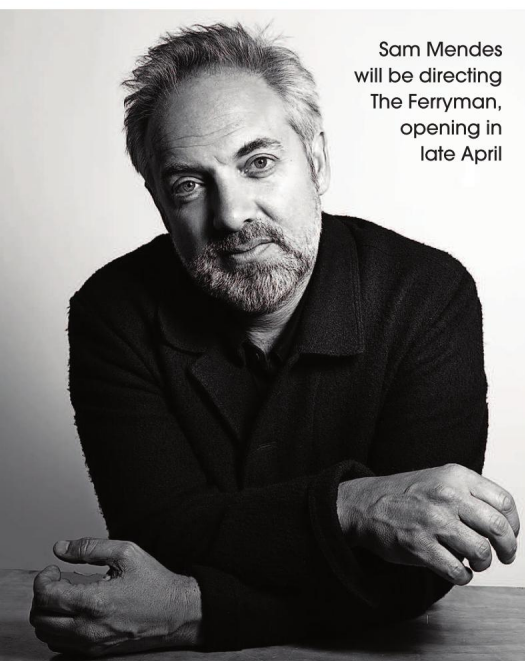
As the days go by, it seems like the world is becoming a sorrier mess. The refugee crisis may not be on the front pages any more, but it's still very much there. Brexit looms large: at the time of writing it felt like we were gearing up for the triggering of Article 50 and, let's be honest, no-one really knows what's going to happen in the future. Then there's President Trump. When I read that the archetypal bully Biff Tannen in *Back to the Future* was based on Donald Trump, that sent a shiver down my spine. Did you see the chaos Mayor Tannen

caused to Hill Valley?

Yet, for some, world events are proving to be the springboard to creativity. 'We are in a time of great political change and questioning the world, but oddly,' remarks Vicky Featherstone, 'though that is disconcerting, it can be good for the writers.' The Royal Court's Artistic Director of four years, Featherstone sees their mission to make sure voices from all around the world are represented. 'Theatre is a place where we all sit together as a congregation if you like,' she says, 'and watch a story unfold in front of us. It's a moment to reflect and think, not have all that constant news thrown at us, and to have a bit of empathy and understanding in a different context. That's really important now.'

*Political change
and questioning the
world can be good
for the writers*

The Sloane Square favourite is now rightly regarded as one of theatre's true shining lights, a place that doesn't take the odd risk, but revels in showing a diverse array of productions that will challenge, ask questions and delight all in equal measure. We look at the forthcoming season across these pages and it's a pitch perfect illustration of that approach. >



Sam Mendes
will be directing
The Ferryman,
opening in
late April

Woman for all seasons

Vicky Featherstone on 2017 at The Royal Court



**A PROFOUNDLY AFFECTIONATE, PASSIONATE
DEVOTION TO SOMEONE (-NOUN)**

Written and directed by debbie tucker green

Until 1 April

debbie tucker green is an incredibly important playwright, not just internationally but very much for the Royal Court. Every play she writes is pushing something in a different way, and this is an incredibly tender and profound piece of theatre about relationships. She's directed it herself and she has come up with an extraordinary staging idea, where the audience is right in the middle of the play. We are on seats that swivel, so we are able to choose what we look at and which characters we follow.

THE KID STAYS IN THE PICTURE

Directed by Simon McBurney

Until 8 April

It's an amazing collaboration. The personality that is Robert Evans and the brilliant Simon McBurney. It's a story that's the opposite in a way of debbie tucker green's one, it's really about the robustness of Hollywood, the power and success of all of that, the collapse of that as well and it's a real reflection of what we love about it. We are like moths to the flame with this one. What we love about America and what we hate about it, and how America has been made great – so it's very timely. It's really exciting seeing a story about America through the lens of a great producer who really informed film.

NUCLEAR WAR

Directed by Imogen Knight

19 April-6 May

This is a real experiment in the theatre upstairs. Imogen Knight is an extraordinary choreographer and she has worked with Simon Stephens on about three or four of his productions, and he gave her this text of *Nuclear War* that he had been working with, and asked her what she would make of it. It's a really different way of a writer and an artist working together.

THE FERRYMAN

Directed by Sam Mendes / Written by Jez

Butterworth; 24 April-20 May

They started rehearsals this week, with a fantastic amazing cast and the play is utterly brilliant. It feels like it is a great big family saga that is also incredibly political. I can't wait to see it.

MANWATCHING

Written by an anonymous woman

10 May-20 May

This is an adventurous piece if you like. We tried it out at the Edinburgh Festival last year and the writer of it has decided to remain anonymous, so she doesn't become the writer that people go up to all the time and discuss female desire and sexuality with! It's very honest, very funny, and quite dark.

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Gary Owen

KILLOLOGY

Directed by Rachel O'Riordan

25 May-24 June

This is also now in rehearsals in Cardiff at the Sherman Theatre, it's a co-production with us. That's a play by Gary Owen, who I have been working with for about 20 years now. It's a three hander and really a play about fatherhood, but it's set around the world of a dark videogame and how far you are prepared to go.

ANATOMY OF A SUICIDE

Directed by Katie Mitchell

3 June-8 July

Alice Birch is one of our bright new talents, although she would hate for me to describe her as that! She is one of those voices that comes along and you think here we have an extraordinary playwright. Her piece here is about three generations of women and has a question at the centre of it: is mental health, suicide, post natal depression handed on and can you stop it, and what you do to move away from that if you can?



John Tiffany

ROAD

Directed by John Tiffany

21 July-9 September

Road is one of those incredible plays that really defined the Royal Court in the 80s. This play is extraordinary and really informed why John Tiffany wanted to work in theatre and what it should be about. We have persuaded the wonderful Jim Cartwright, the writer, to let us do this as a new production.

B

Directed by Sam Pritchard

September 2017

This is by Guillermo Calderón, a Chilean writer. He's a leading director and playwright internationally, and our wonderful international department that has been going for 25 years has been working with him for a long time. This is a satirical, farcical, hard hitting, dark political play.

VICTORY CONDITION

Directed by Vicky Featherstone

September 2017

Victory Condition is an incredible piece of theatre by Chris Thorpe, the writer. Chris is one of our leading theatre makers and he often writes and performs his own work as well, and he has written this piece exploring the life we have in London, and at the same time there are atrocities and complications going on in other sides of the world. I love when I am directing that I am able to go into a room at 10am and work for eight hours just thinking about one thing.



'What's extraordinary about the Royal Court is that the building has never been too big,' Featherstone considers, 'which has meant we are always able to experiment. So what the Royal Court has done for 60 years [it celebrated six decades since opening last year] is constantly renew itself. The mission is to find new work and writers, commission them and put them on – and that's never had to change. But it's always moving with the times.'

'When creating a programme, there is always the narrative of what does it all add up to and how does it communicate to the audience and the outside world,' she continues. 'What I always try to do is show as much variety as possible. A theatre like the Royal Court has to respond to different kinds of writers and different kinds of stories, and push the boundaries of theatre. If I have got six plays all written in the same style, even if they were all brilliant, I wouldn't put them on because it wouldn't be showing a variety of voice.'

Would she say theatre is in a good place? 'We will always say theatre needs more money to take the work further, but I think we are in an incredible place in Britain, but in London in particular,' Featherstone responds. 'Again it's the variety, from local theatres like the Finborough, the potential of the Chelsea Theatre at the end of the King's Road, and across London including the West End. It is such a vibrant scene.'

What I always try to do is show as much variety of voice as possible

Featherstone says she prefers to look forward rather than back, as is the Royal Court's prerogative, but she does allow herself a smile at one memory over the last four years. 'I have learnt a lot and I continue learning,' she says first up. 'If I think back over four years it feels like a bit of a blur in a way because it's always about the next thing we need to be doing, but one of my proudest moments was getting an email from Caryl Churchill. I

first studied her when I was 18 at university and she has always been my ultimate playwright, so getting an email from her saying "I have written a play and would I like to read it" was

amazing... That was *Escaped Alone* [staged at the Royal Court last year], so if I was going to pick one moment it is that.'

Considering global events, we fully expect there to be plenty more highlights at the Royal Court to come under Vicky Featherstone's tenure.

Sloane Square SW1W 8AS; 020 7565 5000;
royalcourttheatre.com

Escaped Alone formed part of the 60th anniversary season





The yellow shift dress seen at the front of this display is a Catherine Walker design, worn at the Christie's Gala in 1997



A Catherine Walker dress worn in 1986 on an official visit to Saudi Arabia

FIT FOR A PRINCESS

On the 20th anniversary of Princess Diana's death, we talk to Eleri Lynn, the curator behind the exhibition, Diana: Her Fashion Story

Words BETHAN ANDREWS



Princess Diana was known for her stylish approach to fashion throughout her time in the spotlight



From her first public appearances in 1981, Diana, Princess of Wales, captivated the world's attention as not only a Princess, but as something of a trendsetter and as a fierce advocate of charities. Now, 20 years on from her death, a new exhibition celebrating her life has opened at Kensington Palace – the place she called home for over 15 years.

Titled *Diana: Her Fashion Story*, it explores the way in which the clothes she chose to wear impacted upon society, spread moral messages and gave women across the country confidence. The show traces the evolution of her style from the demure outfits of her first appearances, to the confident and topical outfits of her later life.

'We always want to tell the stories of our palaces through exhibitions and, of course, Diana is one of the most famous

residents of Kensington Palace,' says Eleri Lynn, curator of this exhibition and for Historic Royal Palaces, on the inspiration behind the latest celebration in honour of Princess Diana. 'So that, coupled with the anniversary this year, seemed like the perfect time for the exhibition. We still get so many visitors to the palace who simply go there because it's her former home.'

In order to celebrate Princess Diana's life, fashion seemed a great way to do this. Although she didn't want to be known as a clothes horse, she understood the language of clothes and through fashion, the exhibition can communicate messages about the things she really cared about.

'Part of my remit is to look after contemporary fashion exhibitions as well, which Diana was obviously a part,' says Lynn. 'I was a scholar of Tudor fashion and, with this, I studied how the Tudors and their courts used fashion to project

power, status and majesty.'

It seems that there are many parallels between the two. 'Diana was a very proud ambassador of British fashion, the craftsmanship of it and often projected a very regal and majestic design in her clothes,' she says. 'The major difference, though, is that she used her clothes to convey approachability and warmth to focus the press's attention on her charitable and humanitarian causes. She used subtle ways to communicate this. We use the clothes in the same way she did as a tool to open up conversation about more important things. I hope this comes across to everyone.'

Another major strand of the exhibition is to show how Diana used clothes in her job. A lot of her clothes were worn on the red carpet for theatre or ballet as she was a strong ambassador of the arts and she was also known for her diplomatic role



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A Victor Edelstein evening dress, above, and a Bill Pashley suit worn on honeymoon in 1981

oversees, so you can see some of her gowns of state.

But perhaps most importantly are the clothes she wore to children's hospitals, which Lynn tells me are arguably the things that were closest to her heart. 'She had what she called a caring wardrobe, which were clothes in bright colours that wouldn't intimidate children and would, instead, be attractive to them,' says Lynn. 'So she liked to wear flower print dresses; jewellery that children

would play with; she wouldn't wear gloves as she liked to hold hands; and she would never wear a hat as she said that you couldn't cuddle a child in hats.'

Through those messages from the outfits, it focuses our attention on the fact that the Princess was visiting hospitals a lot and she was focusing on breaking taboos around AIDS. It is fascinating to hear the subtleties involved in such a high-profile exhibition and it's perhaps unsurprising to learn that it has been two years in the making to put it together.

'It involves a lot of research,' says Lynn. 'As it's almost like writing a book in 3D, because you have to decide on the story that you want to tell and narrow it down to 25 items in order to do this. The

interest in this exhibition has really shown us that Diana is still very much a cultural force, and the hard work has definitely been worth it.'

And what is Lynn's favourite part of the exhibition? 'At the very beginning there is a dress by a little-known dressmaker called Regimus that she

wore in 1979,' she says. 'We refer to it as her Debutant dress as she wore it as a teenager to a family ball and it is very of its time. It was one of only three things that

Diana said she owned at the time, as she borrowed the rest. It was really illuminating for me, because it showed that she did not settle into the international stage as a fully-fledged fashion icon. Instead, the dress gives off the feeling that this is really the start of the journey.'

You can't help feeling slightly in awe of all that Princess Diana tried to raise awareness of with this exhibition and it truly celebrates a strong, caring and inspirational woman on the anniversary of her death. Through the exploration of her growing confidence, this exhibition tells a story that many women around the world can relate to.

Diana: Her Fashion Story will run until 2018 at Kensington Palace. Find out more at hrp.org.uk/kensington-palace

She would never wear a hat as she said that you couldn't cuddle a child in hats

The dominant sex

The balance of power is shifting: The Resident pays tribute to Mayfair's women of influence...

Words NICK HAMMOND



Emma Willis opened her Jermyn Street shop in the 1990s

It was once the bastion of red-braced banking behemoths, but these days, Mayfair is different. There aren't so many city chaps, for a start. And hardly any of them enjoy regular marathon lunch sessions anymore. The world has moved on and this enclave of exclusivity has moved with it. These days, the powerbrokers in Mayfair are just as likely to be ladies as gents – and the place is all the better for it.

'It's changed a lot,' says Emma Willis, who opened her bespoke shirt makers in Jermyn Street back in the 90s when the power lunch and the striped shirt still ruled the roost. 'Our first customer base was very traditional, but over the years it has subtly changed. The peak of the hedge fund era really made the big change for us; my customers were suddenly wearing earrings; they had their own style and money.'

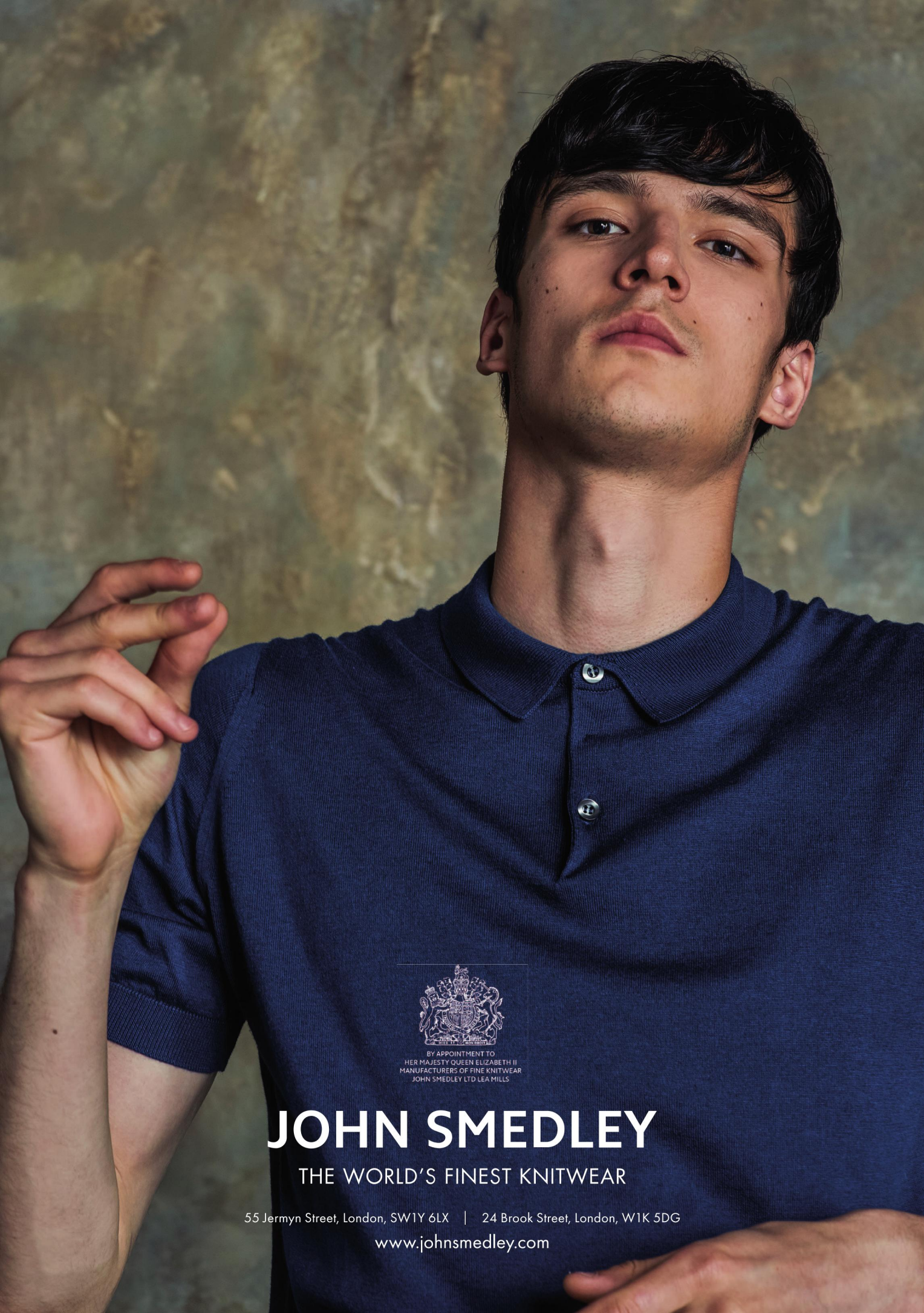
Founder of the Style for Soldiers charity, which provides complimentary bespoke shirts, walking sticks and accessories to injured members of the British Armed Forces, Willis has been awarded an MBE and her Mayfair shop is a delight to visit; luxurious wooden interiors and a vast range of colours and materials to browse through. But while that sense of luxury and tradition is important, she says it is the fine detail and craftsmanship of her shirts that makes the brand.

'It's very important to me to employ local people at our factory in Gloucester

A woman with blonde hair and glasses, wearing a beige checkered suit, sits on a large, tufted, dark brown leather ottoman. She is smiling at the camera. Behind her are several mannequins displaying various suits and jackets. To her left is a dark blue suit with a light blue tie. To her right is a black suit with a light blue shirt and a white tie. Further back, there are more suits, including a red and white striped one and a dark brown one. Two red suitcases are visible on the floor, one to the left and one to the right of the ottoman. The background is a light-colored wall with white trim.

Kathryn Sargent
opened the first
female master
tailor on Savile
Row last year

*The powerbrokers in Mayfair
today are just as likely to be
ladies as gents – and the place
is all the better for it*



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*Mayfair customers will stay
with you for life*

to keep alive the highly-skilled traditions of the seamstress,' she says. 'There are so few British-made things these days. We are proud to be one of them.'

Mayfair's kitchens may have launched the careers of a host of lauded chefs, but the days of the pot-bashing, foaming-at-the-mouth machismo have largely receded to memory. And it's no fluke that this has also coincided with the rise of the female chef.

'Mayfair customers will stay with you for life,' says Angela Hartnett. Since working for years alongside celebrated chefs such as Gordon Ramsay and Marcus Wareing, she has opened her own Michelin-starred ventures; Murano in Mayfair and Caf   Murano in St James's.

'They are very loyal, as long as they feel they are getting what they pay for. And that may sometimes still be an all-afternoon lunch with several bottles of wine, or just a couple of courses and a glass of wine. We feel we cover both options; Murano for fine dining and Caf   Murano for a more relaxed version.'

H  l  ne Darroze is also at the culinary vanguard; with three Michelin stars and restaurants in Paris, Moscow and London, she replaced Hartnett at The Connaught when the hotel underwent refurbishment.

Kathryn Sargent is cutting a swathe through traditional Mayfair masculinity. She runs her eponymous bespoke tailoring service from outlets in both Savile Row and



Clockwise from top left: Angela Hartnett and H  l  ne Darroze have conquered the culinary world in W1, while Alison Nimmo is revolutionising things outdoors



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Zaha Hadid's
influence will live on
in the area

Brook Street, and while traditionalists may splutter at the thought of a lady cutter measuring them up, both high-powered gents and ladies now visit her for stylistic advice.

‘I think that the magic of Mayfair is the real blend of elements of luxury living,’ she says. ‘There’s the large international brands and their flagship stores to the adjacent streets of smaller, more artisanal brands and crafts like Savile Row, where you can get truly personal service and still have handmade luxury products made to order. This, layered with the history of the area and its vibrant bars and restaurants, is what attracts people from around the globe.’

Have you heard of Alison Nimmo? Perhaps not, but she’s helping shape the way Mayfair will look 50 years from now. She is Chief Executive of the Crown Estate – overseeing a property portfolio in excess of £10 billion. As well as vast tracts of London of course, the Crown also owns property, estates and even seabed dotted around the country. A major refurbishment and modernisation of Crown Estate property in St James’s and Jermyn Street is currently underway.

Then there is the ‘queen of the curve’ Zaha Hadid, the Iraqi-born architect whose works now stand in memoriam around the world. Although she suffered a fatal heart attack in 2016, her practice and ideas live on.

And, of course, it would be remiss not to mention the greatest female influence of them all – Her Majesty Queen Elizabeth II herself. She is inextricably linked with Mayfair; Buckingham Palace sits on its borders – and she was born in Bruton Street. The most powerful of them all...

A ROYAL PORTRAIT

How holographic artist Rob Munday captured a unique side to our top female power player HM The Queen, and whose latest commission involves another A-list superstar

How did your recent Angelina Jolie commission come about? The portrait of Angelina Jolie came about when a leading advertising company based in New York, by the name of Anton & Partners, was introduced to my work and, in particular, my three-dimensional portraits by my then agent, Wilma Management Ltd. Anton & Partners had been commissioned by Guerlain Fragrance to provide the images and the television advert to launch their new perfume Mon Guerlain. What’s more, David Anton of Anton & Partners had persuaded Angelina Jolie to be the face of the new perfume. David decided that a three-dimensional portrait of Angelina would provide for an exceptional image and state-of-the-art three-dimensional in-store advert. The final work, unveiled on 1 March 2017, is thought to be the first ever such portrait to be commissioned by a leading luxury goods company to launch a new product.

How did the original commission of HM The Queen’s portrait come about? It goes without saying that what I do is not conventional. What’s more, holographic portraits tend to be ‘warts and all’ representations of the sitter as post processing and retouching of a hologram is impossible. It took a huge amount of courage and perhaps blind faith therefore for the commissioners, The Jersey Heritage Trust / The States of Jersey, to commission such an unusual and contemporary portrait to celebrate their island’s 800 year allegiance to the English throne. Representatives of the Jersey Heritage Trust had been made aware of my holographic portraits through an exhibition put on and toured around the world by artist Chris Levine. The commission was subsequently accepted and conducted as a joint and equal creative collaboration between Chris Levine and myself.



How much interaction did you have with The Queen? We were told before we arrived at the Palace that we were going to Her Majesty’s house, and that in her house The Queen wished to be informal. I don’t think we were prepared for how relaxed and congenial it would be. After the initial shock of being in the Yellow Drawing Room at Buckingham Palace watching The Queen carefully placing the Diadem Crown on her own head, much as one would don a hat, the shoot began in earnest and we tried to relax. The Queen was disarmingly friendly, willing to pose however we wanted, sit still when required to do so and chatted enthusiastically about a variety of subjects. At one point I referred to a hologram that I had made 15 years earlier that had been presented to her at the opening of a new building in Surrey University. Without pause she said that she remembered the event and that the hologram still resided in the Palace library. Of particular help and assistance was the very jovial Miss Angela Kelly, the Queen’s personal assistant, dresser and friend. Angela proved to be extremely down to earth, quickly dissipating any nerves that we may have had. She was particularly helpful when, during the shoot, I suggested that The Queen changed into a white, more ‘hologenic’ top. She quickly ran to The Queen’s wardrobe, returning with a number of items, one of which was the white ermine stole that became such an important feature of the portrait.

Rob Munday is represented by The Little Black Gallery; thelittleblackgallery.com



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Interview MADELEINE HOWELL

Lisa Franklin Privé in Knightsbridge is the place to go for tailor-made treatments that will leave you feeling cared for and glowing, inside and out. We caught up with renowned facialist and skin expert Lisa Franklin herself to discover the secret to fresh, pretty spring skin. Let's get those heads turning...

What are your top tips for maintaining beautiful spring skin? Spring is a time of renewal and this should apply to skin too. Promote cell turnover by exfoliation, which will remove dead skin cells to reveal a fresher radiant complexion. Try exfoliating three times a week and compliment with in-clinic light to medium skin peels to maintain a beautiful healthy glow throughout the spring months and beyond.

What's the most important thing to get right when it comes to facials? Care and control in the movements will ensure you get the optimum results.

Could you sum up your skincare philosophy? Always care for and treat skin in a preventative way. It's important to establish a day and night routine at home and to compliment this with regular clinic treatments.

What's special about the Lisa Franklin Privé clinic itself? We offer a private, luxury environment which our clients love to spend time in, we are attentive to every detail. Both our treatments and the before and after care is always of the highest standard.

How do you advise people to counter the effects of London pollution on their skin? Living in a city such as London is a challenge for our skin, and neutralising free radical damage from pollution is key. Look for serums and moisturisers with antioxidants such as Vitamin C and E, and a peptide called glutathione, which is naturally produced by the body but decreases with age.



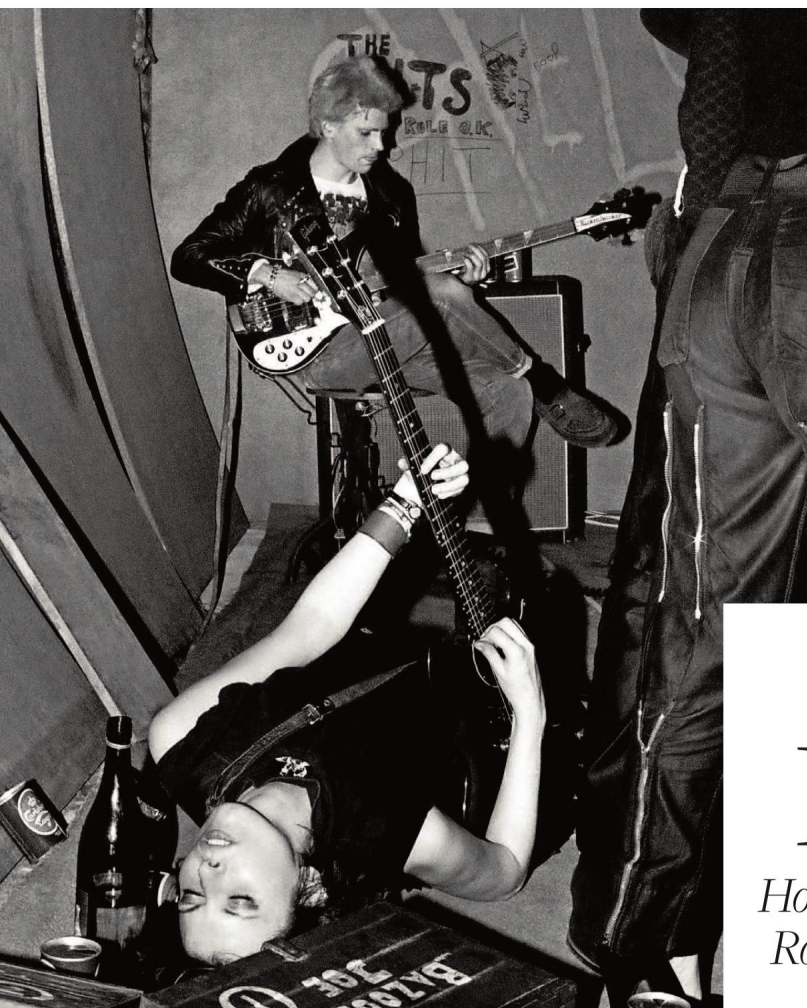
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What other products do you prefer to work with? I work with Alurmer MD, who have some amazing and scientifically advanced products which are only available on prescription through my clinic. Yon-Ka is a Parisian range of wonderful phyto-aromatic products. And I always recommend my own award-winning Pro Effect Luminescent Base which is a both an anti-ageing serum and a primer – it's the perfect canvas for makeup application, which we can also provide in the clinic itself.

What are your most popular treatments? Repair Recover Renew is our bespoke facial treatment tailored to the client's current skin condition and therefore popular with clients who have been with us for some time. If you have irregular facials or it is your first time then the LF Signature is the go to maintenance facial and the best starting point.

186 Sloane Street, Belgravia SW1X; 020 7752 0217; lisafranklin.london



A ROYAL LEGACY

How the latest exhibition on the King's Road shows us that the area's artistic talent continues to flourish

Words BETHAN ANDREWS

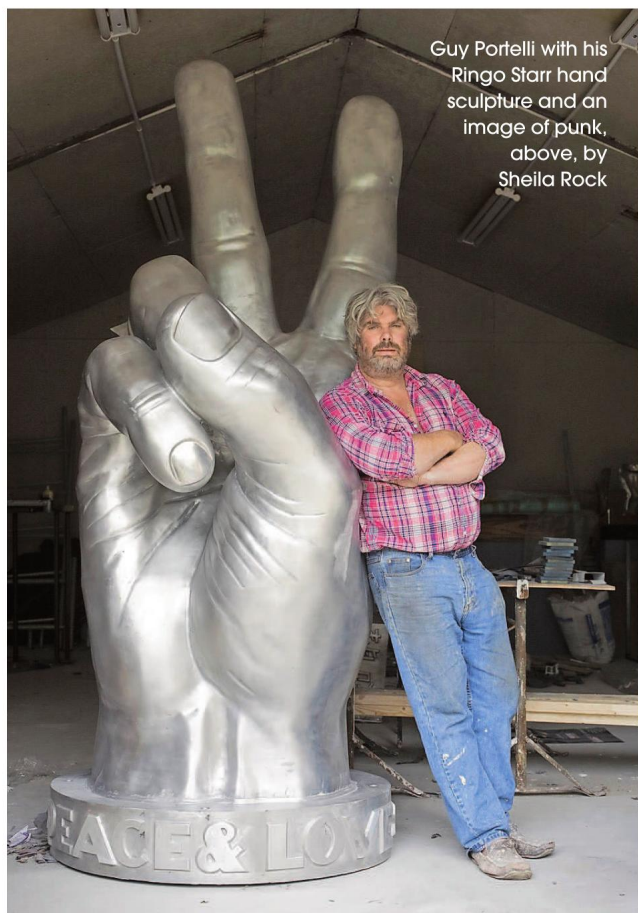
The location, the ambience and the opportunities that all existed on the King's Road in the 60s fascinates me,' starts sculptor, Guy Portelli. 'Young people were looking for an identity; they didn't want to be like their parents, they had money and art colleges gave students the time to explore facets of creativity. These rebels went on to conquer the world, create a new British identity and that excites me.'

With the Chelsea Art Fair set to open on 27 April, it seemed the perfect time to explore and celebrate the artistic legacy of such an iconic road. This year, a special project space will be dedicated to the legendary musicians who were inspired by the King's Road – one of the most influential roads in the world, which became synonymous with fashion, music and the art of the 60s and 70s.

In a first for the fair, there will be a selling exhibition of sculptures, paintings and photography of musicians who were part of the hey day and solidified the road into the history books of popular culture. Portelli, who took his winning idea of sculptures of musical icons to *Dragons' Den* in 2008, is the brain child.

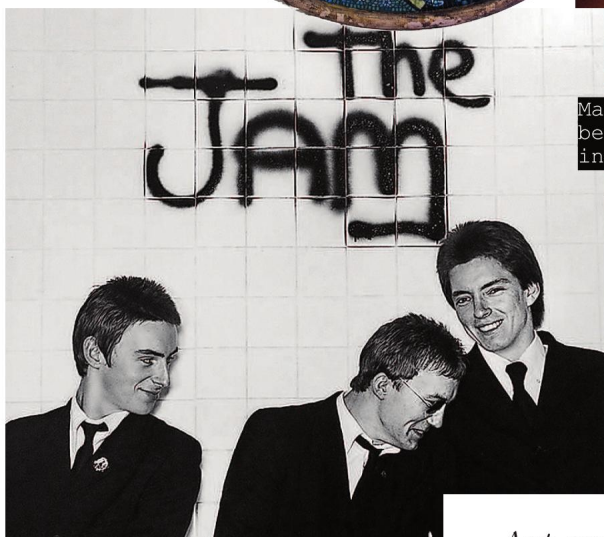
Having started working on this project 40 years ago, he will bring some of his favourite sculptures to the fair – all with a strong link, of course, to the King's Road music scene. Think Sex Pistols, David Bowie and to commemorate the first anniversary of Prince's death, Portelli will also be unveiling his latest work.

But what inspired him, an artist born in South Africa, to create sculptures of pop icons? 'I suppose you become fascinated by something, like why does music touch the emotions in the way



Guy Portelli with his Ringo Starr hand sculpture and an image of punk, above, by Sheila Rock

A documentary of punk by Sheila Rock, right, and a sculpture of Amy Winehouse, left, by Guy Portelli



*Art, music and fashion
have been closely
interwoven with Chelsea*

that painting or sculpture doesn't, for example,' says Portelli.

'So, like a scientist, you analyse it and find inspiration. The house was full of music when I was young, from Beethoven to Sinatra. My mother was in fashion so I loved textiles. I like to think of my sculptures as narrated, looking at social history, fashion and music. I always need to find the shadow, which is the interaction between positive and negative.'

Other artists taking part in the project are music photographer Martyn Goddard, who was very much part of the SW3 scene and particularly remembers taking pictures of The Jam – after a quick shopping trip down the King's Road. There will also be photography by Charles Everest, who captured the Isle of Wight Festival in 1970. 'I am thrilled to be showing my work in the area that inspired the musicians,' says Portelli. 'It's great to work with artists who were equally influenced by music legends.'

One such other movement that will always have something of a grounding on the King's Road is the infamous Punk era and, having celebrated its 40th anniversary last year, it's no wonder that there are still whisperings of the faction on the street. As punk photographer Sheila Rock said to us last year, King's Road was often at the centre of any arty development. 'It was an evolution

and punk only seemed to be happening on the King's Road,' she said. 'They didn't have venues so people congregated in shops like Sex and Boy. Then they opened The Roxy, which was the first punk venue.' Just as her popular book, *Punk +*, is a 'documentary of the raw images of a time when no-one really knew what they were doing', this raw vibe is still very much alive today in Chelsea and nostalgia leads much of the artistic license.

Art has always been a central focus in this part though. The Chelsea porcelain industry was established in 1743 and was the first important porcelain manufactory in England. It led to the area becoming known for its figurines, drawing people to the creative talents of the area. There is something high-end about the connotations of porcelain. Luxury comes in many forms and, today, the King's Road is associated with many of these – particularly fashion with Sloane Square, the epicentre of glamour.

There has always been a connection between music and fashion, and London has many places where the art forms collide. When Mary Quant opened her first shop on the King's Road in Chelsea in the 60s, it started a movement. Later, Granny Takes a Trip opened at number 488 and became the first psychedelic boutique in London of the 60s. It became known as the place where The Beatles and Jimi Hendrix shopped.

'It's exciting that the visual arts will pay homage to the King's Road's musical heritage at the fair,' says Ben Cooper, Director of the Chelsea Art Fair. 'Art, music and fashion have been closely interwoven with Chelsea. For our 22nd fair, it seemed high time to reflect on local culture.' *The Resident* is looking forward to celebrating one of our favourite stomping grounds in all its glory.

Chelsea Art Fair, 27-30 April. For more info, visit chelseaartfair.org

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TOM PARKER BOWLES

Embrace the onset of spring with two of the finer things in life

Forget cuckoos, bluebells and gambolling lambs. Because the true proof of spring being sprung is contained within an egg. A gull's egg, to be precise, the true Fabergé of the edible ovoid world. The shell is pale green, and lightly dappled with chocolate spots, the yolk an intense yellow, and the white shaded with the faintest tinge of blue. Its flavour is spectacularly rich and creamy, with a long, languorous finish that gets the taste buds priapic with delight.

The season is short, usually lasting from the start of April to some time in the middle of May, with the collection of eggs – laid by the civilised black-headed gull rather than its more raucous Herring gull cousin – a closely regulated affair. A license is required, with only a single egg collected from each individual nest per day. The 'egggers' must be off the marshes (and there are six main sites scattered across the country) by 9am in the week, and 11am at the weekend. This ensures the bird population stays constant. And despite this official regulation, it's very much a cloak and dagger affair. This lot make M16 look positively loose lipped.

Still, briefly boiled then lovingly peeled, and dipped in a dab of celery salt, there's no finer welcome to spring. You'll find them raw at Fortnum and Mason, as well as the ever-wonderful Chelsea Fishmonger. And boiled at the likes

of Hix Soho, 45 Jermyn Street, Le Caprice, The Goring and Lyle's. There's even an annual lunch, Gulls' Egg City luncheon (this year in aid of The Cure Parkinson's Trust, get tickets at cureparkinsons.org.uk/Event/gulls-eggs), where you pay £75 per ticket and feast until you can take no more. I went a few years back, and managed a dozen. Nothing passed my lips for days after.

While the end of the season is a sad day, it's made just about palatable by the English asparagus season being in full swing. These divinely sweet shoots beg to be served hot, and drenched in butter; or cold, with a great blob of hollandaise; grilled on the barbeque, or simply dipped into a soft boiled egg. You'll find it served all over town, at the places I've mentioned above, as well as at the likes of St John, Corrigan's Mayfair, Bentley's, Duck and Waffle and Hereford Road.

*A gull's egg is the true
Fabergé of the edible
ovoid world, its flavour
rich and creamy*



The key to these thrusting beauties is buying them as fresh as possible. All those lovely sugars start turning to starch within minutes of being cut, so you want to look for tight tips and firm stalks. I once heard a tale of a man so obsessed with eating asparagus at their very best

that he set up a tent next to his precious crop. And on the day they were ready, he rose at dawn, sliced them from the soil, and plunged them into water boiled on a Calor gas stove. A little extreme, but I get his point. Just like those blessed eggs, English asparagus easily inspire the very deepest of devotion.



GOOD COMPANY

At the forefront of the health food movement, we talk to the two women behind The Good Life Eatery as it goes from strength to strength

Words BETHAN ANDREWS

Since its launch in 2013, The Good Life Eatery has become something of a stalwart fixture on the London food scene, with locations today in Chelsea, Belgravia and Marylebone. Founded by Yasmine Larizadeh and Shirin Kouros, the young entrepreneurs clearly knew exactly what they wanted to bring to the city.

Having realised she loved the food and hospitality field, Kouros decided to dedicate her life to it, training at the French Culinary Institute in New York before working at the three Michelin star restaurant, Daniel. Although realising she loved and understood the industry, fine dining wasn't for her.

Meanwhile in London, Larizadeh was starting to wonder if her corporate job was right and was dreaming of opening her own restaurant. 'The only place you could eat where I worked in London after university below £30 was Pret and Eat, and I just kept thinking to myself that it was super weird how one of the most innovative cities in the world only offered this,' she says. 'So it became a scratching my own itch situation.' Luckily for both women, their fathers happened to know each other in America and put them in touch.

With similar backgrounds and both being Iranian, they hit it off straight away and quickly the concept for The Good Life was born.

'Initially, Shirin had a completely different idea to what I wanted to do,' says Larizadeh. 'But we merged the ideas into one. Now, Shirin does the menu development and I do the branding, marketing and creative direction of the business.'

Proving that healthy doesn't need to mean scary, The Good Life embraces the true feeling of hearty Britishness, with an LA vibe – it just so happens, that healthy comes as part of this. Accessibility was at the heart of their vision: there was a gap in the market for a good-for-you eatery that wasn't in your face.

They are refreshingly open, laughing about how they are polar opposites, the stresses of their day so far and their own

The different eateries all take on the same style and ethos, below, and left, Kouroos and Larizadeh



eating habits. It's nice to hear in such a saturated and scarily focused health food market where keeping up appearances comes, quite often, before the passion.

'It was very hard to get a big salad or Californian style sandwich, and we were really the first to do that in London,' says Kouroos. 'It was also so hard to get cold pressed juices or good vegetable based smoothies. Keeping it simple and minimally processed is the centre of it all.'

What resonates from the times I have visited the deli is that the demographic is hugely diverse. 'It's all walks of life, which is what we wanted to pinpoint,' says Larizadeh. 'It's funny, because I'm really

not a healthy person, while Shirin is health person of the century, so the balance means we meet in the middle and it just works. It brought quite a nice equilibrium to The Good Life.'

With the health food industry in London having hugely taken off now, people are becoming confused by the different messages. 'We don't want to confuse people, but offer them simple food that is healthy,' says Kouroos. 'We don't want to preach or be intimidating, and we feel that this makes us approachable.' By being simple, the girls hope that they are inspiring people too.

What is inspiring is how they leave no stone unturned. 'I studied sustainable development so this was an important aspect for me,' says Larizadeh. 'From the interior to the way we embrace local aspects of community, we don't do anything without knowing what the environmental implications are.'

A lot of people expect them to open a lot more shops, but that isn't the case – they do want to open more, just slowly and surely. 'Industrial size vats of mayonnaise disgust me,' laughs



*You have to be ballsy –
gender discrimination
is rubbish*

They wanted to bring cold pressed juices and LA style salad bowls to London

Larizadeh. 'From this perspective, I don't want to kill my love for food as well as growing my business. We are a high quality concept, and with quick and rapid growth you tend to lose that.'

I can't help but wonder, in such a male saturated industry, where they found the inspiration and drive to push this business forward – they now have three stores and a cookbook. 'It was difficult at the age of 22 to be telling a 50-year-old man what to do,' says Larizadeh. 'But I guess you

just have to be ballsy, and gender discrimination is rubbish – it doesn't even enter my mind, it's not relevant. Most of the people I work with are men, and they never make me feel uncomfortable about my gender.'

They tell me their mentor who they brought on as an investor is 'one of the most bad-ass women you will ever meet'. Having achieved so much, she made them realise that nothing is unachievable. 'Although people have a large misconception about women in the Middle East, actually Iranian women are at the forefront and driving force of any household,' explains Larizadeh. 'So this has hugely inspired us to go out and do this. My mum is a killer cook and brought light and influence to my life. It's pretty cool actually.'

There's no doubt about it, these two women are pretty cool too and epitomise the essence of British good life in their delis.

Find out more at goodlifeeatery.com



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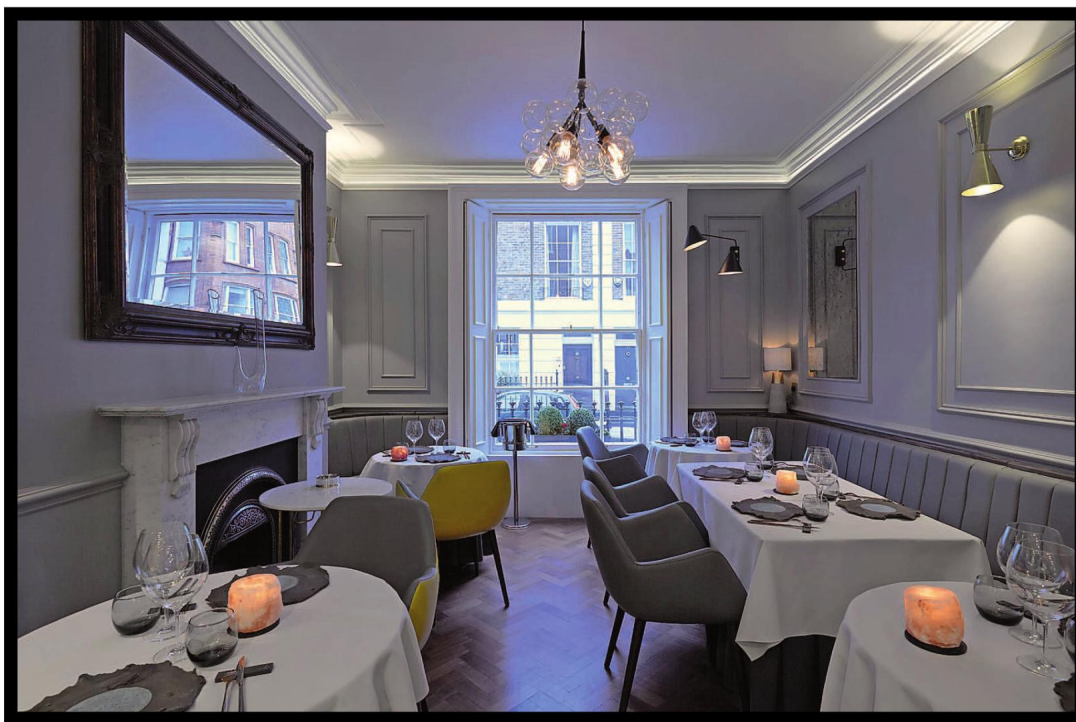
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VINEET BHATIA

Words ALEXANDER LARMAN

Entering Vineet Bhatia's restaurant in Chelsea is a slightly more complex process than you might expect. Approaching a grand townhouse off the King's Road, one finds a discreet Georgian building where the only indication that one of London's best restaurants lies inside is a small sign with the chef patron's name upon it. There is a doorbell; there is no other means of entering other than to ring in. If you are faint of heart, this might put you off immediately. If you are faint of wallet, then you probably shouldn't be here. Otherwise, settle in and enjoy what will be a fairly wonderful evening.

Bhatia, of course, has form. Veterans might well remember this restaurant in its previous incarnation as Rasoi, which he ran with his wife. The food was no less extraordinary then than it is now, but there was a slightly stuffy air to it that perhaps reflected the Michelin star it held. Now, released of that burden Bhatia is able to have some fun. A complete redecoration at the end of last year has made the restaurant feel like the best of private houses, and the friendly and supremely knowledgeable staff keep the atmosphere light and entirely unstuffy.



The tasting menu will change according to the seasons and chef's inclination

COST
Dinner for two around £300

GOOD FOR...
The tasting menu is one to beat

WHAT TO EAT...
Chilli cod, the chicken curry of your dreams, perfect petit fours...

WHAT TO KNOW...
The menu will change frequently, so don't hesitate if anything mentioned above grabs your fancy

RESIDENT RATING
★★★★★

Bhatia's greatest innovation is to dispense with the a la carte menu entirely in favour of a perfectly paced tasting menu. At £105 per head (£175 including matching wines), it certainly isn't cheap, but what it showcases is innovation. A selection of amuse bouches includes perfectly spiced 'lime soup', haddock nuggets designed to look like pebbles and a kind of miniature lamb curry. This is not your typical Indian restaurant.

On and on it goes, in the best possible way. Spice glazed pork chop indicates a willingness to go against the traditional dictates that say that only lamb and chicken should be on a menu like this, and desserts including clementine kulfi (matched with a delectable espresso martini with a twist) are pitched perfectly. The wines are all unusual and delicious, and you will leave here feeling replete, in every sense. Last month, I raved about Jamavar. I might even have called it 'the best Indian food in London'. The gauntlet has been laid down.

10 Lincoln Street SW3 2TS; 020 7225 1881;
vineetbhatia.london

FOOD NOTEBOOK

Chefs and mixologists with creativity at their fingertips



TONGUE TWISTER

Lokhandwala, a new Indian tapas restaurant, has opened on Charlotte Street. A restaurant and bar combined, it will serve a variety of Indian small plates using a mix of ingredients and spices from around the globe – all with a healthy twist. A range of vegan Ayurvedic shots and smoothies, for example, are on the menu, alongside traditional Indian dishes like Gujju Vaal Daal Chaat, an authentic snack of broad beans, lentils and black pulses served with yoghurt and tamarind chutney.

93 Charlotte Street W1T 4PY;
lokhandwala.co.uk



Raising the bar

Fortnum & Mason's Gentlemen's Floor is now home to an intimate and stylish spot in which guests can enjoy exceptional food and a memorable cocktail or two. The 3/6 bar – the name comes from the cost in old money, per head, of having Fortnum's deliver a cocktail party to your home – will have a menu featuring steak tartare, potted rabbit and devilled kidneys on toast. fortnumandmason.com/fortnums/3-and-6-bar



SEASONAL MENU

Sarah Barber, Executive Pastry Chef at Hotel Cafe Royal, has developed a range of handmade celebratory cakes and sweets to mark Easter. The offering will include a selection of ten desserts and two luxury chocolate Easter eggs that highlight Barber's creative skill. Look out for their Easter Afternoon Tea, available from 3-17 April. hotelcaferoyal.com



Prime catch

Quirinale – named after Rome's Presidential Palace – continues to go from strength to strength. Head Chef Stefano Savio has been with the restaurant since it opened in 2002, and he continues to oversee a menu based on unpretentious Italian food, importing many ingredients direct from Italy in pursuit of delivering the most authentic dishes possible. North Court 1, Great Peter Street SW1P 3LL; 020 7222 7080; quirinale.co.uk

3 of the best...

FOR CREATIVE COCKTAILS



Artesian at The Langham

The team at Artesian at The Langham have launched their innovative new cocktail menu based on the theme of 'perception'. They have been working on creating a brand new menu of 20 drinks, which now launched will build on Artesian's reputation for imagination. artesian-bar.co.uk



The Blind Pig

Jason Atherton's flagship bar, The Blind Pig, has launched a new cocktail list inspired by classic children's literature. The selection of ten playfully titled 'Long and Short Great British Tails' will be joined by a further nine cocktails new to the speakeasy bar. socialeatinghouse.com



The Hyde

The Hyde is an exciting new bar that has launched at The Royal Park Hotel. The bar will offer some of the world's finest wine and spirits, and the cocktail list is a crossover of traditional classics interspersed with creations off the beaten track. This is sure to be a hot ticket. theroyalpark.com



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AARON SIMPSON

What the global elite really want

It used to be all about the glitter and glamour when it came to what the global elite really wanted. With it becoming increasingly competitive in the luxury goods and services market, what many brands have begun to recognise is that what the ultra-affluent really want is a ‘personal touch’.

The ultra-affluent have typically been low consumers of traditional media, but are highly influenced by their networks, so brands need to be able to access and integrate themselves authentically into these networks. The way to do that is through experiential marketing, engaging with ultra-high-net worth luxury consumers through experience.

I recently read the BCG report in 2014, which said \$460 billion was spent on unique travel adventures, compared to \$170 spent on personal luxury goods. The experiential economy is becoming more pronounced amongst the affluent audience with luxury consumption, moving from the opulent to one of discovery, meaning and bespoke.

So how does one create bespoke and meaning? I would argue it's through knowledge. Knowledge of consumers is needed in order to

successfully create a relevant experience that adds a personal touch. The global elite expect to be treated as individuals and not to be left feeling as though they are part of a mass audience. We have always focused on understanding our individual client's preferences and dreams, and treating every conversation, email and offer as an opportunity to ensure that we get them.

The affluent have always been early-adopters – desiring knowledge and access to things before they become a trend available to the public. Digitalisation amongst top luxury brands has resulted in high-net-worth individuals demanding and looking for new ways to consume information, craving personalisation and ‘newness’. At Quintessentially, we've recently taken this onboard and we are building the world's largest superyacht, creating a floating private member's club for the global elite. To add the personal touch, the superyacht will provide an opportunity for

the global elite to tour the world and attend the most desirable events. Superyachts are certainly not the only way to respond to the global elite's desire for a personal touch, but I am advocating that brands need to ditch the generic formula and guestlist for events and build an

event around specific individuals' passion points.

The global elite millennials are further shaping and defining this consideration of personalisation. Amongst these younger buyers, ‘experiences’ as opposed to luxury goods are doing well. We can see that in things like travel – the discerning traveller is now looking to combine relaxation with something they wouldn't be able to do at home. They value the unique, luxurious and the tailored experience. Enjoying access to the inaccessible. This year is still young, but 2017 could be a terrific year for luxury across the board if brands push to consider bespoke and personalisation.

*Knowledge is needed
in order to create a
relevant experience
with a personal touch*



quintessentially.com



SPARKLING EDIT

Luxury boutique department store William & Son is proud to announce its patronage of the National Portrait Gallery, and lead sponsorship of the forthcoming Portrait Gala. To celebrate, William & Son has created the Gala Collections, a combination of bespoke and permanent pieces featuring this jewellery. 34-36 Bruton Street W1J 6QX; williamandson.com



New entry

Sterling & Singh is a new clothing brand that celebrates the timeless style of polo's golden era in the 1930s. Travelling from America to the United Kingdom, their hand-crafted dresses for polo share the spirit and history of the global sport and are available at Wolf & Badger. sterlingandsingh.com

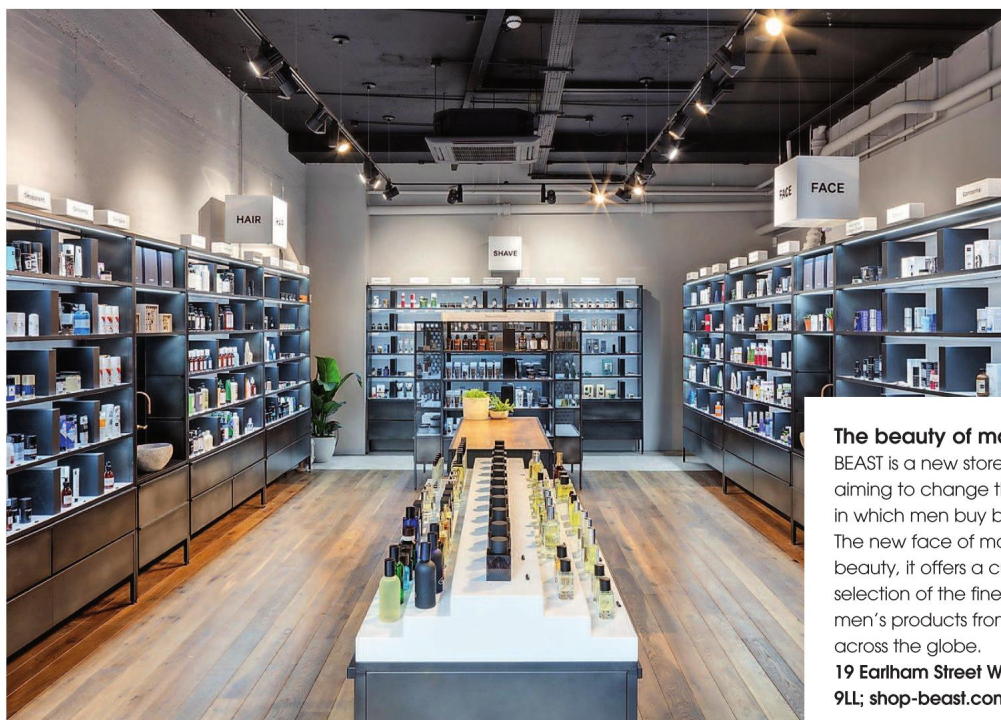
RESIDENT STYLE FILE

The best in fashion and grooming



One to watch

The new Villeret Quantième Annuel GMT, now fitted with a stainless steel case, enriches the Blancpain collection with the annual calendar GMT model available in this metal. It is now available from the Fine Watch Room at Harrods. blancpain.com

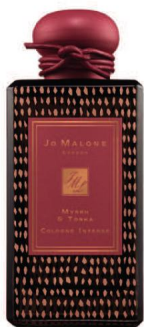


The beauty of man

BEAST is a new store aiming to change the way in which men buy beauty. The new face of male beauty, it offers a curated selection of the finest in men's products from across the globe.

19 Earham Street WC2H 9LL; shop-beast.com

3 of the best... SPRING SCENTS



Jo Malone Myrrh & Tonka

Described as a nomad song of sand and smoke-threaded twilight, this fragrance is noble, sensual and intoxicating and the perfect tone for spring. The new scent is exclusive to Harrods.

jomalone.co.uk



Estée Lauder Azuree

Evoking feelings of rejuvenation perfect for spring, this perfume is a wonderful find.

Reawaken your senses with the magnificent splendour of pink pepper, clary sage and succulent plum.

esteelauder.co.uk



Penhaligon's

Penhaligon's Portraits Collection is also an exclusive to Harrods find. Penhaligon's understand the emotive power of scent and have created a wonderful and nostalgic perfume with this one.

penhaligons.com



SUITS YOU SIR

This year sees Drake's celebrate its 40th anniversary and the launch of its spring/summer 2017 collection. Soft tailoring, exquisite printed scarves and Drake's staple ties are at the forefront and the timeless pieces have a relaxed elegance. The flagship store in Mayfair has plenty to offer.
3 Clifford Street W1S 2LF;
drakes.com



THE QUEEN JUMPER

Spring into the summer months with this lively Alexander McQueen Rabbit Print Sweatshirt to celebrate Easter at Harrods. It is sure to make you stand out on the street this season and bring graphic appeal to off-duty days.
harrods.com



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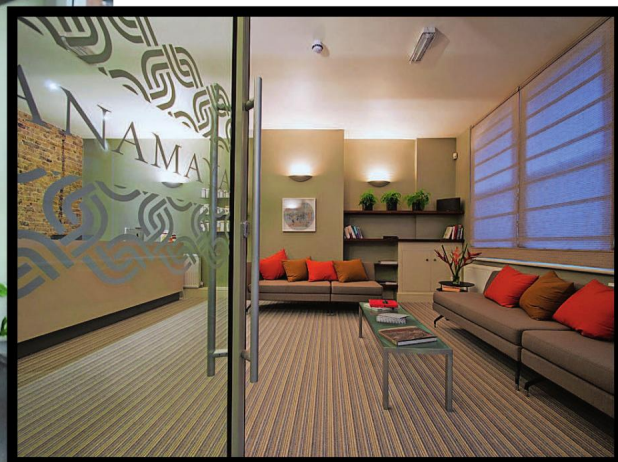
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Amanda Hamilton is now offering consultations at Kensington's Anamaya

FOOD FOR THOUGHT

Amanda Hamilton is one of the most in-demand nutritionists in Europe. The Resident visits her Kensington clinic to find out why

Words TRISH LESSLIE

She's the detox guru to the stars and she looks every inch of it. Radiating health and vitality from every pore, Amanda Hamilton is living proof of the powers of her personalised nutrition programmes.

A notable specialist in weight loss and gut health (her latest book, *The G Plan Diet*, is a current best-seller), she's probably best known for the exclusive detox retreats she hosts from Tring to Turkey. Although Hamilton is far too discreet to name her high-profile clientele, many A-listers reportedly have spent time at her glamorous getaways in Antalya.

The good news for Londoners is that Hamilton's personalised approach to getting the most from your food is now

available at Kensington's plush Anamaya treatment rooms, where the nutritionist and mum of two consults every week. Based on her 21-day gut-detox programme, her nutritional advice is realistic and easy to follow – a diet based on lots of plant-based and gut-friendly foods, minimal processing, sustainable meat and fish, plus regular fasts for wider health benefits. 'Fads come and go, but good advice stands the test of time,' says Hamilton, who has long followed what's now being called a 'pegan' diet – a cross between vegan and paleo.

*Fads come and go,
but good advice will
always stand the test
of time*

On Hamilton's own shopping list are lots of low GI grains, good fats, nuts, seeds and beans, small amounts of meat and fish, and a mixture of organic dairy, goat's cheese and nut milks. A small sweet treat and a strong morning dose of caffeine also feature on her daily menu.

Before focusing on nutrition full-time, Hamilton was a BBC TV presenter and print journalist. In her ground-breaking documentary – made before Morgan Spurlock stuffed himself with fast food for *Supersize Me* – Hamilton followed the average British diet for a week. In that single week she gained five pounds, her cholesterol and blood pressure jumped to worrying levels and her gallbladder doubled in size.

Currently the resident nutritionist on BBC Radio 2's Steve Wright show (seven million listeners, no less), she's also devised signature menus and wellbeing programmes at two five star locations in Europe, the iconic Marbella Club hotel in Spain and Miraggio Thermal Spa Resort in Greece, and runs regular breaks at several of the recently revamped Champneys Resorts.

'Better nutrition has the power to transform and any advice I give,

I hope, comes with a hefty dose of real life,' she says. Judging by Hamilton's enviably clear complexion and ability to manage a challenging to-do list in the midst of a constantly hectic travel schedule, her advice is worth heeding.

amandahamilton.com; anamaya.co.uk

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YOGI UNIFORM

Take to the mat in style with Sweaty Betty's SS17 collection. Inspired by Marrakech, the Majorelle Gardens print is this season's must-have, playing out across SB's signature, mesh-panelled leggings and form-flattering sports bras. Treat yourself now, book the yoga retreat later. Shop the full collection at sweatybetty.com



Barry's Goes West

This spring sees the launch of Barry's Bootcamp's third London studio, Barry's West, in Queensway. For those not familiar with the cult class, Barry's is an hour-long cardio/strength workout created to effectively shock the body, boosting fitness levels, burning fat and building muscles. In line with the existing London studios, Barry's West will run classes every day from 6am-9pm with each day targeting a different muscle group. Class prices from £20 per single class; barrysbootcamp.com

HEALTH & FITNESS NOTEBOOK

The latest in wellbeing from Shona Wallace



BEAUTY EDITOR'S PICK

Spoil your mum in a million this Mother's Day with Clarins' Limited Edition Tender Moments collection. Skin Illusion Blush, £16 and Daily Energizer Lovely Lip Balm, £16 at clarins.com and stockists nationwide

The L.A. Look

Hollywood's hottest fitness expert, Studio Lagree, is home to the 50-minute M3 Fusion workout – a low-impact, full-body workout. Each class at Studio Lagree's first London outpost uses the M3 Megaformer™, a resistance system designed to work alongside a series of targeted exercises performed at a slow, steady pace to elongate the muscles and burn maximum calories. studiolagree.com



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MUM ON THE RUN: Athletic Propulsion Labs Prism mesh trainers £155 at net-a-porter.com



MUM ON THE GO: Adidas X Stella McCartney convertible running backpack with floral print £89.95 at thesportsedit.com



Home to Scandinavian Heroes

Staffan Tollgård invites you to celebrate the launch of Finn Juhl by Onecollection at his Pimlico Design Store. Encounter icons of design including the Chieftains Chair, the Nyhavn Table, the Pelican Chair and the newly launched France Chair. The Design Store is proud to welcome one of the true pioneers in modern design to London.



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OPPOSITES *Attract*

A flying visit to Dubai on the way to the Maldives is a perfect way to see two very different, but equally wonderful places

Words BETHAN ANDREWS

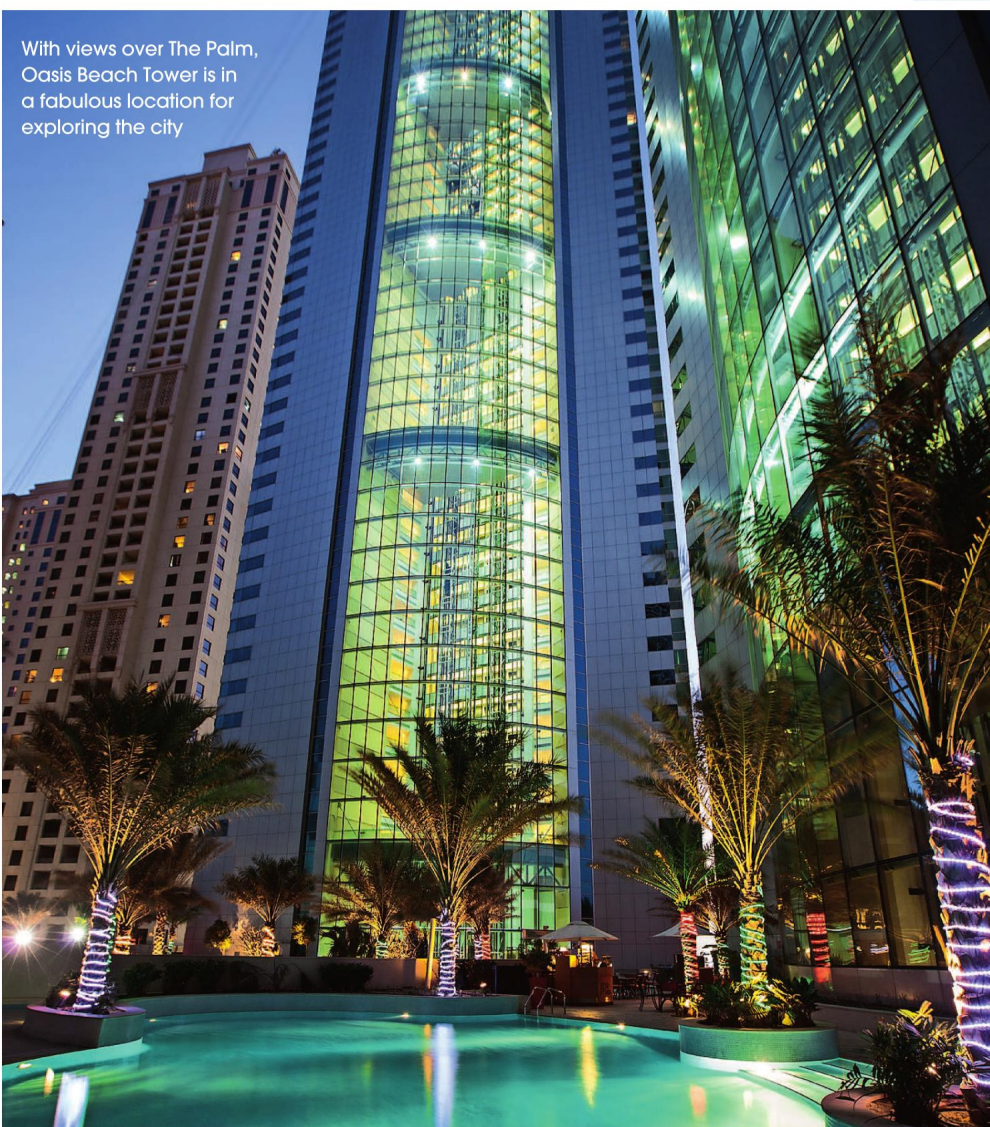
If someone had told me that I would have equally as good a time in Dubai as I would in the Maldives, I can certainly say that I wouldn't have believed them. The Maldives incorporates *all* of my biggest loves in life from the ocean, wellbeing and yoga and, of course, the most beautiful sea and sand I may ever see. Dubai, on the other hand, was somewhere I thought would be too fast-paced for my sentiments and a little too overwhelming to be enjoyed as a relaxing holiday.

How wrong could I be? Dubai always wants to be the best that it can be and this is certainly something that leaves a lasting impression on you at JA Oasis Beach Tower. The glamour there is second to none and the guaranteed dose of vitamin D makes this an attractive

*I have never
experienced anything
so stunning*

weekend spot. A dinner cruise on JA's Bateaux Dubai is a perfect way to see the entire city from the creek and take in the bright lights in pure luxury. With thanks to JA Resorts, these two very different and often once in a lifetime experiences can be made easier and even doable within a week. What's great about it is that it breaks up what could feel like a long time travelling and, instead, it's all quite leisurely – the flight to Dubai is only six hours so stopping here makes for an ideal double holiday.

It's easy to see why the Maldives is considered the *crème de la crème* of honeymoon destinations. I thought it might be overrated; after all, there are many island resorts. But it is ridiculously beautiful and I have honestly never experienced anything so stunning in my



The island is 35 acres of pure exotic bliss and you can explore on foot, sandbike or buggy

lifetime. With JA Manafaru, you are treated like royalty by the staff from the moment you land in Male International Airport – I handed over my luggage, waited in a private lounge and ate until my seaplane arrived to whisk me away.

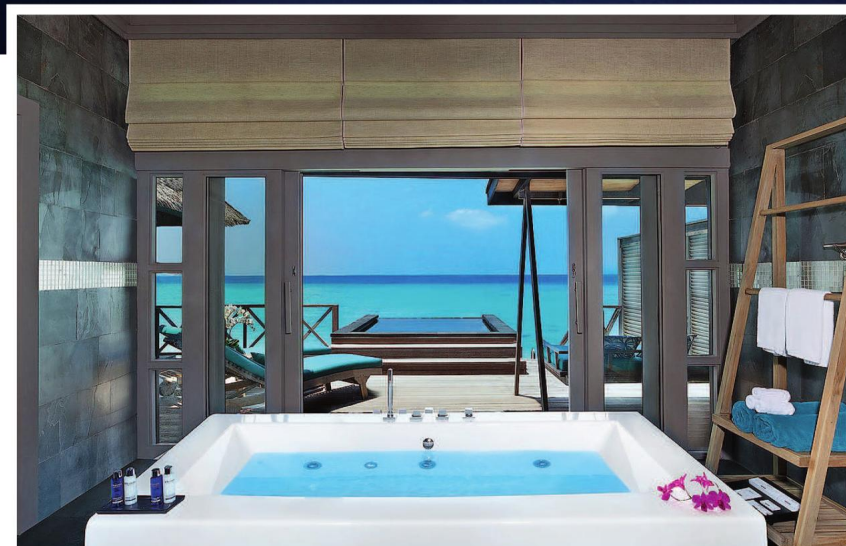
Watching the hypnotising patterns of the ocean and the islands as they peer above the water, all from the comfort of a tiny sea plane, driven by pilots with bare feet, was a ‘pinch me’ moment. It didn’t halt there, as I was greeted and transported to my villa by buggy – something which you can arrange at any given moment throughout your stay.

The suites at JA Manafaru are stunning. The 47 water-villas are incredible with reception room, an air conditioned large bedroom and a partially open-air luxury bathroom. This isn’t to mention the generous private decking area with infinity pool and steps leading directly into the sparkling Indian Ocean. You could easily spend your holiday only enjoying the villa, especially with the well-stocked bar.

The hotel offers a variety of activities from diving and snorkelling to water sports, and yoga classes overlooking the Indian Ocean. Having recently been signed off massage due to injury, the spa was brilliantly accommodating and knew exactly what to offer to relieve my aches.

The food on the island is somewhat of a main event and if you want to learn more about the local cuisine, a cookery class is highly recommended. You should also dine at White Orchid where you can enjoy a private teppanyaki experience.

You will learn so much from the



TRIP NOTES

Stays at JA Manafaru start from £475 per night based on two sharing a beach bungalow on a B&B basis. Stays at JA Oasis Beach Tower start from £285 inc. taxes and service, based on a 2 bedroom apartment on a room only basis; jaresortshotels.com

Maldivians, especially in the way of hospitality as this is something that has been a part of their lives forever growing up on the islands. And there is so much to find out from them too – the beach moves with the seasons, for example. It was amazing to get the opportunity to discuss coral bleaching with the resident marine biologist too.

Stress and the way it affects you differs from person to person, but the

way in which JA Manafaru de-stresses people is unanimous.

Perhaps the best part of the Maldives is the lasting feeling of calm that you can take home. You’ll leave with a newfound ability to engage with your emotional wellbeing and a place in your mind to escape to when the hustle of city living becomes a bit too much. This truly is a tale of two parts, each one allowing you to feel just that little bit more alive.



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There are many students out there who need a little help to bring out the best in them

STAR IN THE MAKING

How a soon to be launched charity looks to give every pupil a chance to succeed, whatever personal

Words MARK KEBBLE

Don't judge a book by its cover. It's a saying that springs instantly to mind when listening to a story from the Founder of MyBigCareer, Deborah Streatfield. 'I met a young man at a time when he was a part of a gang that was running an estate and he was very rarely at school,' she recounts. 'When I first spoke to him, he just blew me away with his intelligence.' With the right support and encouragement, said young man went on to earn top exam marks and find himself heading off to Durham University. 'He recently graduated and has now got a full-time job in the City,' Streatfield adds.

It's an amazing story that also impressed education expert Sue Laidlaw, Founder and Senior Partner of Laidlaw Education. 'It got me thinking,' Laidlaw says. 'There are a whole host of charities

out there, and they are all important, but none of them helped to sponsor a child in the UK. It happens overseas, but it does not happen here.'

Well it does now, as Streatfield and Laidlaw have joined forces to launch Sponsorstars to address child poverty. It's easy to ignore the issue, especially when we write about luxury in London on a monthly basis, but it isn't a small problem: there are currently 3.9 million children growing up in poverty in this country, and the capital isn't immune. 'I have met students who are hungry, or going to school and having to share a uniform,' Streatfield says. 'One student said to me that his poverty is mirrored in the glass of Canary Wharf. A lot of their parents are in jobs, but on zero hours, and there's just nothing left for food at times. It breaks my heart to see it.'

Their charity will look to donations of

a minimum of £10 per month over a year, where sponsors can assist young people from 14-18 with educational needs who are in deprivation. 'It's a time when they are making their choices,' Streatfield explains about the age focus. 'The money will be held in Trust at the relevant school. They will know the sponsored children, but the children themselves won't have to shout about it. If they then can't afford a school jumper, the school will help organise that.'

'We are not asking for very much, but it will all make a huge difference,' Laidlaw adds. 'It will just lift their spirits hugely.'

The response, so far, has been exceptional – 'One person said it was groundbreaking,' Laidlaw smiles – and already there are some big names attached to Sponsorstars. Aled Jones and Claire Jones are Patrons, and Trustees include names that span the fields of media, PR and education. Now they are looking for people to start donating and offering much needed financial assistance, with the plan to properly roll out the charity later this year in September – and, who knows, perhaps you will be the person who helps to uncover the next educational superstar.

To find out more about SponsorStars, or to express interest in Seed Funding or donation, please call 020 7409 5162.

To find out more about the work of Deborah Streatfield and Sue Laidlaw, head online to mybigcareer.org and laidlaweducation.co.uk

A photograph of three young girls laughing joyfully at a party. The girl in the center is wearing a pink shirt with gold studs. The girl to her right is wearing a blue dress. The girl to her left is partially visible, also laughing. The background is blurred, showing other people at the party. The image is decorated with several large, semi-transparent circles in teal, dark blue, and gold glitter colors.

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TIME OF THEIR LIVES

The founder of Bedazzled, the luxury events company, writes about three unique children's parties that show anything is possible

Words JULIET OLDFIELD

CANDY LAND

We had the pleasure of transforming a client's garden into a Candy Land extravaganza, which was beautifully bright and busy. The weather worked in our favour and we were able to spill out the decorations from the summer home and across the garden.

We used a rainbow of colours for the design, which was a lovely alternative to the popular pastels we use for many of our events. We created a main stage area in the summer house for where the entertainment would take place with freestanding ribbon backdrops, flooring and cutouts. We then decorated the garden with giant colourful fans hanging in the trees, bunting lining the fences, glittery 3D sweets in pretty pots, giant candy cane shaped balloon sculptures and



big gob stopper balloons.

The children were entertained with themed games, dancing, bubbles, face painting and pony rides. The gorgeous ponies were even dressed to impress with rainbow ribbons plaited into their mane. We really do like to ensure that everything matches and that detail is key.

STAR WARS

Star Wars was a firm favourite last year with the release of the new film, so we had to constantly brainstorm to reinvent this classic theme so each party had its personal touches. Whilst we designed this show stopper event we had the *Star Wars* theme tune on repeat for inspiration, reminding us of how grand and exciting this party needed to be.

We created a dramatic entrance for our Jedis to battle through by lining the room with Storm Troopers. Once in the main party room we set up dynamic freestanding out of space backdrops framed by stunning balloon arches and sculptures, even including a balloon sculpture of Darth Vader himself! The children were introduced into the world of *Star Wars* led by our Jedi entertainers who challenged the children to activities, crafts and themed games in order to become mini Jedis themselves. The children were served sandwiches in the shape of the Millennium Falcon, sipped on Jedi juice and enjoyed a slice of Yoda cake.

At the end of the party each child was knighted a Jedi, receiving their very own cloak, lightsaber and certificate.



UNDER THE SEA

We recently designed a magical Under The Sea adventure, immersing our client's home under water. Our brief was to ensure it was factually correct and to use chosen favourite sea creatures within the design.

We started by designing a scuba diver cartoon of the birthday boy, which featured on the invitations, party bags and backdrops. To create the impression of being under water we completely filled the ceiling with air bubble balloons getting bigger as they went up. The rest of the room was decked out with sea creature cutouts, floaty ribbon backdrops and balloon sculptures in the shape of seaweed.

We created the sweetie table of dreams with stingray cupcakes, oyster shell macarons and scuba diver cake pops. The entertainment was led by our scuba diver entertainers taking the children on a dynamic magical watery adventure. Fun under water facts were shared and explored, crafts were completed and the party was finished with a seabed disco which all the adults got involved with.

Our aim is to anchor a 21st century education within the illustrious history of the oldest school in the country, dating from 597 AD. A King's education rests on the simultaneous pursuit of academic and co-curricular excellence.



Situated in a UNESCO World Heritage Site within the Precincts of Canterbury Cathedral, the setting, by its very nature, creates a spiritually aware, historically informed and aesthetically appreciative community.



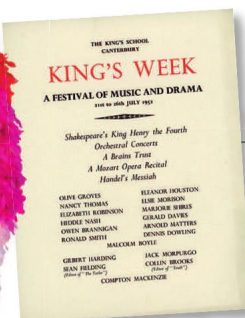
The King's education is based upon strong academic roots. It emphasises and relies upon what is best in traditional independent school education, namely scholarly excellence supported by a caring pastoral and tutorial system. The most popular leaver destinations are Oxford and Cambridge, the Russell Group of Universities and colleges in the USA.



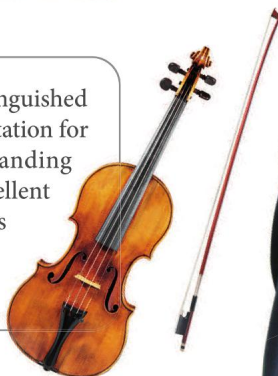
Over twenty sports are on offer from Rugby and Hockey, to Fencing and Equestrianism with most pupils representing the school in inter-school fixtures.



King's Week is a unique festival of music, drama, art and recreation that has been held every year in the last week of the Summer Term since 1952. Over 80 events ranging from jazz to dance, plays, lectures and recitals attracts thousands of visitors.



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KARA O'REILLY

Why when it comes to the home it's the simple pleasures that count

So, I am finally getting to grips with this whole Netflix watch-a-series-in-a-night-of-binge-TV thing and last night I watched the last episode of the documentary series,

Abstract: The Art of Design. I skipped the rest – I will go back to them – and went straight to that episode because it was focusing on a person I think of as one of my key mentors.

I am talking about Ilse Crawford, now an influential product and interior designer; when I knew her, my Editor at *Elle Decoration*. Those were formative years for me. I learnt a lot from her: not just about the who's who of design (still can't believe that in my earliest days at the mag, I phoned someone to check that Robin Day really was the name of a furniture designer, as opposed to the interrogative interviewer, but there you go!), as well as style and creativity, but also about the importance of ensuring that the things you surround yourself with make you feel good.

I have kind of formulated that idea into finding the beautiful in the everyday. We are not necessarily talking the most high falutin or high-end design here. It is just about making sure that the things that you use day in, day out, not only perform their function, but have a

feel-good factor as well; more than a nod there to William Morris' idea that one should, 'Have nothing in your house that you do not know to be useful, or believe to be beautiful.'

So, it's about cutlery that is the right handling weight; a chair that is properly comfy to sit in; a bed that is cossetting to sink into; and a towel that envelops you. These items are all highly subjective: my favourite duvet cover won't necessarily be yours. But

I think we all – if we park fashion to one side – when choosing items for our home will naturally gravitate towards the things that suit how we live and lift our spirits.

In short, think about the items you use most frequently in your

day-to-day living and simply try to choose the best versions of them for you. To get you thinking, for me, amongst many other things, it means Duralex drinking glasses, bed linen from The White Company, Frette bath towels (a wedding present, still going strong more than 15 years later), a Dualit toaster, McQueens and Jo Malone scented candles... You, of course, might prefer the Diptyque versions. The point is it's all about creating a well-functioning home that is truly personal, as well as pleasurable to live in.

I think that Ilse would agree.

*We will naturally
gravitate towards
the things that lift
our spirits*



A MODEL BRIEF

Supermodel turned interior designer to the stars, Tamzin Greenhill explains why her current career was always a part of the master plan

Words MARK KEBBLE




Tamzin Greenhill changed careers 15 years ago, the right choice judging by her own home, pictured here



Why did you become an interior designer 15 years ago, and why did you want a career change? Modelling isn't a forever career. While I was a model I had a lingerie shop in Wimbledon Village that I designed beautiful underwear for, so even at 24 I was conscious of finding a new path and getting out of modelling. Modelling is a job you have no control over – you always feel old, as there is always someone younger than you close behind. I wanted a career where I could be 80, a career that I just got better at with experience and age, like Andrée Putman who was still working until she was 87.

Do you regret or miss your supermodel days? I have no regrets; it's a waste of



It's very important in a project to collaborate and not let egos get in the way

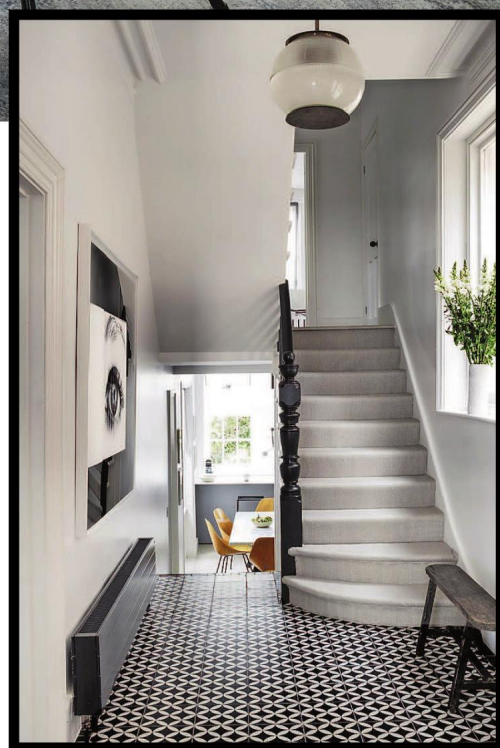
time. I always try to take something from a good or bad experience.

Were you always interested in interior design? Yes I was always interested in interior design. In fact I started modelling to earn money to go to interior design school. However once I started to earn serious money with my modelling, I soon put that idea on hold.

Does your modelling career ever play a role in how you approach design? With a modelling shoot, it is all about teamwork, everyone plays his or her part in the job to make it right. The photographer, stylist, hairdresser, make-up artist... I think it's very important in a project to collaborate as a team and not

let egos get in the way. As a designer the team involves the architect, interior designer, contractor and obviously the client. We are all working together to get the best out of each other for the project.

What do you think makes you a good interior designer? For me personally, I think understanding your client, but at the same time teaching them about design and furniture, and not making them feel ignorant if they don't understand something, even if it's how to read a plan. I'm always very positive with my clients, as there is always going to be some anxiety and invariably some building or design issues along the way. I am a problem solver, I want solutions and I never burden my clients with all the



Greenhill recently revamped this property in Holland Park



troubleshooting and problems I as a designer have to deal with. I feel it is my job to protect my client from the stress of the project.

Do you have a design style? I definitely have a style, I would say it's timeless and elegant.

How do you like to approach projects? Well I first have to meet the client and see the project and make sure it is something I feel I can work with. Then I create a private pinterest page with my client and we start bouncing ideas back and forth. I then present each room to my client with plans, mood boards, swatches and ideas for furniture.

You have recently completed a project in Holland Park – what can you tell us about the brief? The brief from the client was to freshen up the place and make it feel younger, as it felt too old and dated. The client has an impressive art collection that was being overshadowed by the heavy curtains, dark colours and old-fashioned furniture. I get so excited when a client collects art, because a room can never really be complete unless there is art to complement and complete it.

Do you have a favourite room or piece of design that really pleases you? The most challenging room was the master bathroom. It isn't a big room, but when it was finished it looked and felt spacious, bright and elegant. I also love the huge borsani console in the living room, which we had to cut down and make fit. It's a gorgeous floating piece of very collectable furniture that works perfectly in the place it is now.



Have you worked on several projects in the west London area? If so, do you enjoy working with the architecture here? I have done a few homes now in Notting Hill and Holland Park. I love west London architecture. I grew up in Notting Hill, so it is very familiar to me.

You work simultaneously in London and America – can you compare the two? In America a lot of people use an interior designer, while here it still seems a little bit of a luxury to some. The Americans are very much ahead in the design world and sadly for the UK there seems to be many more interesting young furniture designers over there. I buy a lot of furniture from the US, the craftsmanship over there is really amazing.

What is your favourite London project and why? Probably the one I am doing at the moment. I am working with Found Associates who are a RIBA award-winning firm. The house in Hampstead is

incredible, and the clients are perfectionists, so they really push me, which is good.

You have worked with A-listers in the past. Do you approach any differently from, say, if you worked on your own home? Not at all. I might be a little more understanding if, say, I have to have a meeting at 9pm at night because that is the only time they are in the country for the next few weeks. Other than that no, I always try and do my best for every client, and I also try to not take on too many projects as then you can lose touch with your work and clients.

What's to come? A few exciting projects on the horizon: a huge house in Primrose Hill, and a duplex in Brooklyn with the most stunning views of Manhattan. Hopefully a few boats and planes in the future too!

See more at tamzingreenhill.com



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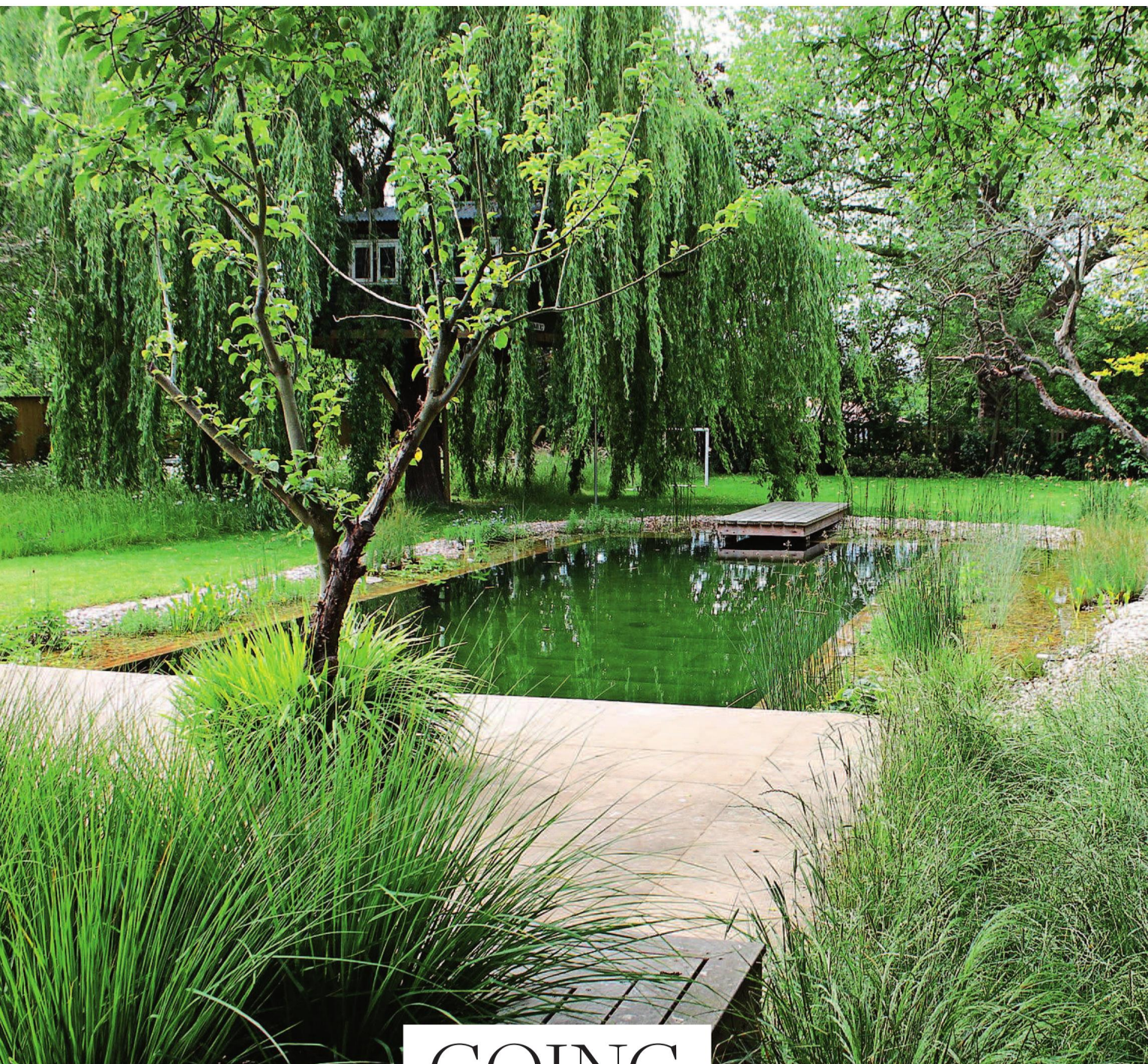
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GOING GREEN

The current crop of garden designers and outside specialists are full of creative ideas on how to make the most of your bit of the Great Outdoors

Story KARA O'REILLY

POOL RESOURCES

If you have the room for a swimming pool, then consider installing a natural swimming pond instead, as designer Jane Brockbank did in this family garden. It has the effect of blending seamlessly with the surrounding garden and is a more subtle addition to the space than a regulation tiled pool. It also allows for lots of naturalistic planting around its perimeter.

Fees on request,
janebrockbank.com

**STATEMENT LIGHT**

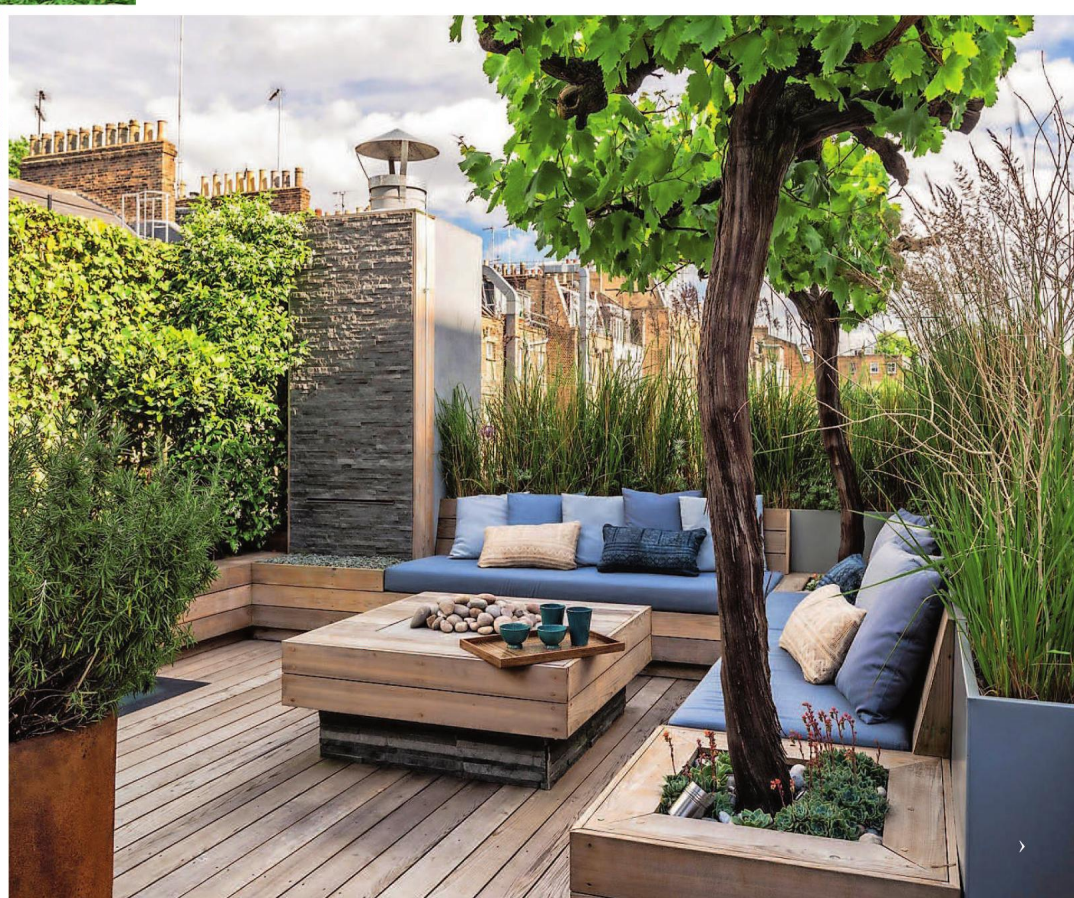
Now we are all up on using our gardens as outdoor rooms, lighting becomes more important. While specialist garden lighting has come on in leaps and bounds, why not approach it the way you would with your interior and invest in a bold design piece?

Original 1227 giant outdoor floor light (available in 12 colours), £3,720, anglepoise.com

**SKY LINES**

Even if your only outdoor space is a small roof terrace, this design shows what can be done with clever planning and planting. In-built seating that matches the decking links to raised beds, while grasses planted around the perimeter offer more privacy. A living wall can disguise a multitude of sins, as well as introducing more planting into a small area.

Similar projects,
from £20,000,
adolfharrison.com





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Robata Corten fire pit, £6,200, paloform.com

OUTDOOR ROOM (right)

If your outdoor area is small, then it's sensible to think practically about how you are really going to use it.

Designers Harrington Porter created this low-maintenance courtyard garden with in-built seating and pared-back planting for a client that wanted a seamless flow from indoor to out. Note how visual interest has been added with the mix of decking and paving.

Projects, from £12,000, harringtonporter.com

**KITCHEN GARDEN (left)**

Outdoor cooking has come a long way since we all enjoyed charcoal burgers on a basic BBQ. The fireplace specialist, Chesney, was recently commissioned to craft this totally bespoke outdoor kitchen created from a made-to-measure angled stone unit and complementary worktop, with limestone flooring chosen to match the other hard landscaping in the garden.

Price on application, chesneys.co.uk



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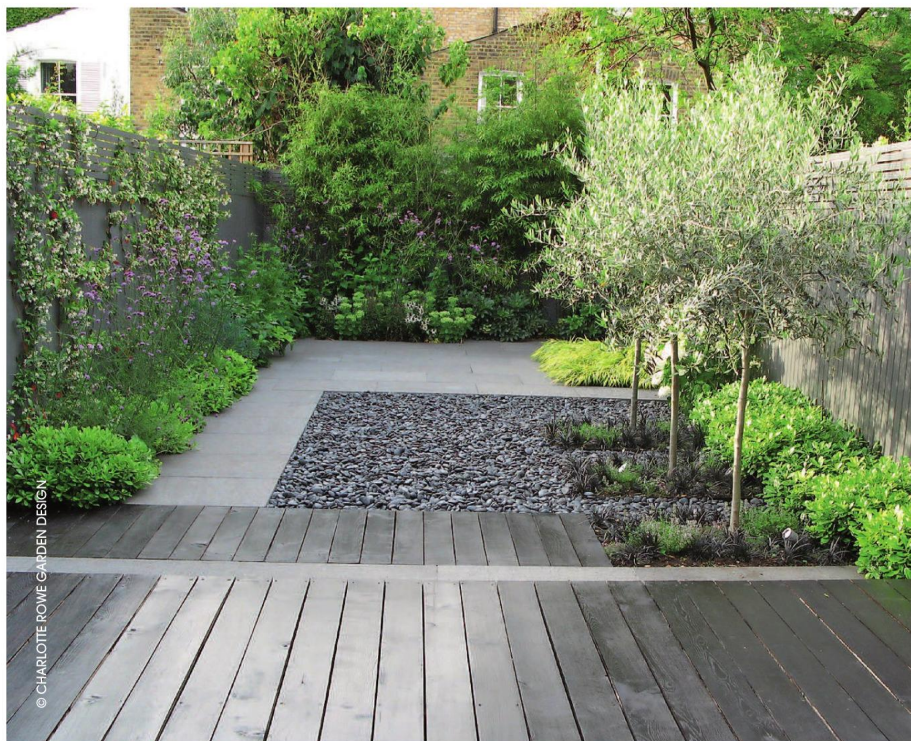


www.gardenclublondon.co.uk
0203 126 4994

MODERNIST PAVING (right)

Garden paving has somewhat evolved from the bog-standard patio outside the back door of the last century. Garden designers and paving suppliers are now using it in imaginative ways to introduce colour, zone different parts of a garden – creating lounging or dining areas – or making a feature of practical paths by incorporating planting with paving as this scheme shows.

Mars Grey porcelain pavers, from £72 per sq m, sacw.co.uk

**EDITED COLOUR (left)**

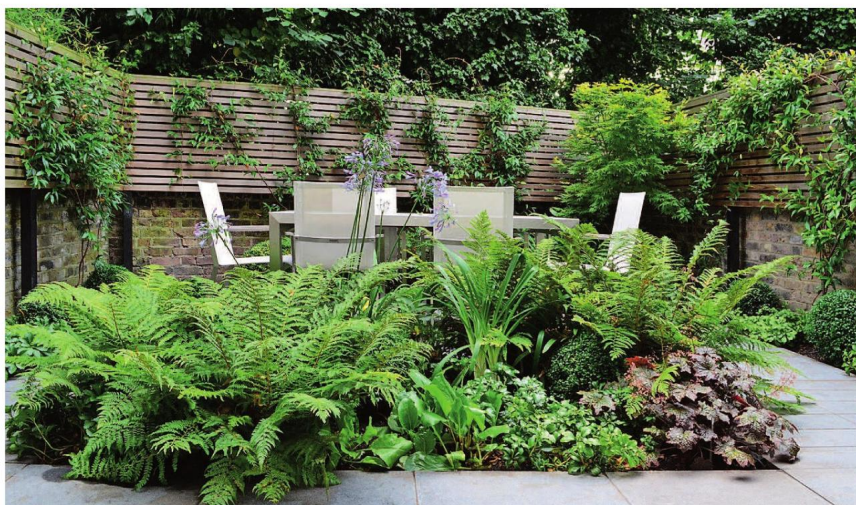
The owner of this home wanted her minimalist interior style to seamlessly continue out into her small town garden. Designer Charlotte Rowe achieved this by using striking dark materials for all the hard landscaping, including stained oak decking, deep grey granite slabs and black polished pebbles. She then limited the planting palette to blacks and purples, with highlights of cream and lime. The result is a dramatic, elegantly modern look.

Similar projects, from £35,000, charlotterowe.com

EVERGREEN PLANTING (right)

Modular turned a shady, damp garden into an airy, practical entertaining space, with plenty of lush, foliage planting that suited the slightly challenging conditions. Note the contemporary horizontal slatted fencing and soft grey natural stone paving. The unusual central bed adds visual interest, as well as demarcating the different spaces in the garden.

Fees on request, modular.london





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The Gardens: the perfect setting for weddings and other celebrations



THE GARDENS OF KENT

How Yalding's historic gardens have been restored and transformed into a stunning wedding venue

Words MARK KEBBLE

Unique, historic and unforgettable, The Gardens, originally known as Yalding Organic Gardens, is home to what is fast becoming the most sought after wedding venue in the heart of Kent. As you arrive, you are faced with the delightful task of traversing the 16 different gardens, ranging from the 'medieval garden' to the 'barbeque garden'. It's a beautifully designed, potted history of styles and plants through the ages – but The Gardens' own history deserves a stand-alone story.

The Gardens were originally created as a display garden for the Henry Doubleday Research Association. The 12.5-acre site was gifted, along with a sum of money, from local organic farmers Donald and Pixie Cooper and they opened to the public in 1995. Soon enough they were being described as 'among the most inspirational garden acres anywhere, for everyone' – but were

forced to close by 2011. Prior to the current owners buying The Gardens in 2013, and despite the best efforts of volunteers, they had fallen into disrepair and large areas were significantly overgrown. The restoration of the gardens took a considerable amount of work and significant investment to restore and replant the gardens, preserving history whilst creating the ultimate wedding venue.

Original members of the team came on-board to help with the restoration, and soon those behind the concerted effort were being pleasantly surprised. As the gardens were uncovered and reclaimed, many plants and bulbs that have survived the wilderness years were discovered, so time was taken to ensure everything was given a chance to fully recover.

The changes to The Gardens were extensive, all with the intention of opening them up to the wider public and creating what is now a magnificent

wedding venue. The Barn was beautifully restored and styled with a contemporary touch to make it perfect for any type of event; two spacious tipis were installed to offer flexible entertaining space; a gazebo was introduced for outside weddings; and today it is an all-year round venue that's perfect for couples and their guests to experience their dream wedding.

The team are dedicated to ensuring that The Gardens will continue to play a role in helping to educate and encourage the next generation of horticulturists. The Gardens will be hosting an open day in association with local beekeepers on 14 May, an opportunity for the younger generation to explore the gardens, but also learn about bee keeping and the impact of bees on horticulture.

Already The Gardens have become a much sought after destination for memorable weddings, and it's clearly a place where anyone with a love of nature or horticulture should take the time to travel to. The Gardens are a truly unique venue in Kent due to the stunning gardens, and to the uniqueness and popularity of the tipis. They are really capturing the public's imagination and provide a wonderful opportunity to take a walk through gardening history.

The Gardens are open to the public on selected dates. They will be holding a wedding open day on Sunday 30 April. thegardensyalding.co.uk; 01622 814650



PUSHING THE BOUNDARIES

The founder and CEO of Sequoia London explains how they made the most out of this mews property in Mayfair

Words RADHIKA SETH



The majority of our development projects are concentrated in Prime Central London and specifically in the prestigious neighbourhoods of Mayfair, Belgravia, Knightsbridge, Kensington, Chelsea, Marylebone and St John's Wood. There is an inherent synergy between the calibre of work we do and the properties that occupy these districts, as well as the individuals who live or own property here.

We were lucky with this property in Woods Mews because our client empowered us from the outset to execute our vision for the property. We briefed them with our interpretation of what the building could become and they were so receptive to our approach that they were happy to approve our recommendations.

However, with every project we have to allow the property to inform our vision and in the case of Woods Mews, it was imperative that the design and build would provide an optimised combination of luxury living, but without neglecting the importance of functionality. Woods Mews is intended to be a home that will be enjoyed for years to come.

Woods Mews was unique in that it had the potential to harbour a universal appeal. As a five-bedroom property in the heart of Mayfair with exquisite interior design and a host of gadgets, we have maximised that versatility, whether for a young bachelor with a high-flying job in the city; an international jetsetter; or a family who want to be immersed in the unique character of Mayfair.



Balance was key, but we were confident that whoever bought the property would want to live in it – if not full time, then at least for long-term stretches. Again, it reverts back to the luxury-functionality and the potential for this to be a home that accommodates all occasions from quiet evenings with supper at home, to movie nights, to opulent dinner parties and guests visiting for the weekend. Of course, our ambitions for the property were theoretical; while we were careful to maximise the space in the most functional way, we didn't know for sure how the buyer would ultimately use it. However, the space is there to offer flexibility, and we have no doubt that the buyer will be impressed with how the home will not only adapt to their needs, but exceed their expectations too.

At Woods Mews, a stand out piece of design has to be the brass screens at the entrance that truly stand out and create an impressive focal point. The entry area created a challenge as it is relatively narrow and we didn't want potential buyers to feel constricted on entry. We also didn't want the staircase to dominate the space as you entered the property. With solutions front of mind, the design team used a clever mix of a brass screen design and antique mirroring to create an illusion of greater space. There is nothing worse than walking into a property and feeling confined, which is often a problem with Mayfair mews houses, as there isn't the capacity to make them broader!

The flow of each room in a house and how they connect carries great importance for us. Whilst it is

Woods Mews was unique in that it had the potential to harbour a universal appeal



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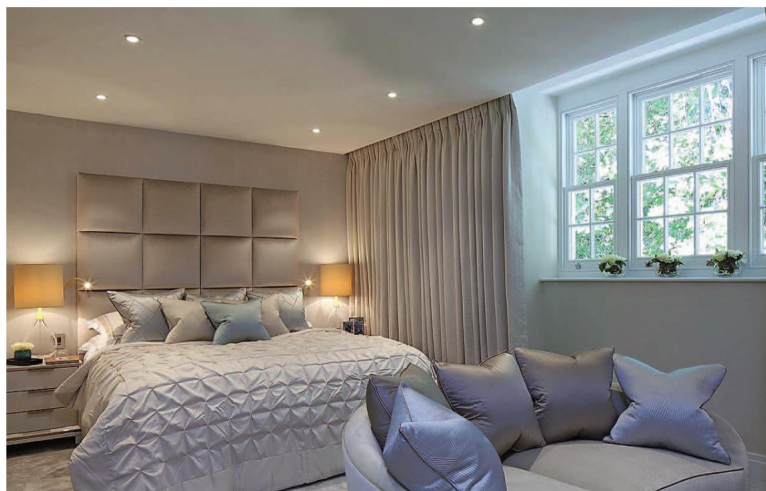
always nice to have key design elements in each space that give it a well-designed and thought out feel, there must be a tangible synergy between the spaces. Having said that, each room is of course distinct with a clear indication of use – which buyers can adhere to or deviate from depending on their preference.

The interiors are underpinned by a neutral colour palette, but are defined with statement furniture, artwork and floor coverings. There is an informal, open-plan sitting room at the front of the property, which enjoys a warmth thanks to an integrated fireplace, while the drawing room to the rear of the property is much grander and can be separated off by double doors if required. Crucially, the tones and hues of both spaces complement each other, but they have been designed to encourage buyers to envisage using the two spaces differently – the sitting room for a cosy evening at home or for client meetings, and the drawing room for entertaining, for example.

It is also worth noting that each of the four floors is connected by an internal staircase and also a private internal lift. The property was designed to appeal to a breadth of buyers and for our international clients, a lift is increasingly expected, irrespective of the age or design of a property. It might seem like an extravagance to some UK buyers, but it was a decision that we made early on to ensure that each floor was accessible with as much ease as possible.

We wanted to separate the reception spaces fully, so we created separate living/drawing, dining and informal reception areas. We treated the dining room as a formal entertaining space with close proximity to the kitchen for ease of entertaining and functionality; we wanted the main living room – or drawing room – to be formal.

We wanted the bedrooms to be relaxing and to



All the bedrooms are spacious and relaxing

appoint as many as en-suite as possible; indeed, of the five bedrooms at Woods Mews, only one is not en-suite – albeit it has access to a main bathroom. We had to be very clever in the design of these bedrooms to create a spacious feeling, while utilising some of the space for wardrobes and bathrooms.

We were also very conscious that a property demands an understanding of the local market. With its unparalleled Mayfair setting, which is so popular amongst high net worth individuals and overseas buyers, we had to equip Woods Mews with an international appeal that wouldn't fail to impress all parties – regardless of where they are from.

Radhika Seth is the Founder & CEO of Sequoia London. For more information or to speak to the Sequoia London team, please visit sequoialondon.com or contact 020 7292 9900. Woods Mews is priced at £11million and available through Carter Jonas Mayfair – 020 3131 7508; carterjonas.co.uk

SPRING FORWARD

The season's two stand-out interiors trends that you'll be noticing everywhere – from high-end designers to High Street stores

Story KARA O'REILLY



Copan throw, £50,
houseoffraser.co.uk



Mwanamizi decorative
bowl, £94, oka.com



Zahara pouffe, £120,
johnlewis.com

THE NOMAD

The interiors world continues its love affair with patterns and styles taken from a melting pot of global influences



Tall Loko stool, £140,
nkuku.com



Mudra metal hand
wall hook, £32,
rockettstgeorge.co.uk



Tribe-print double duvet set, £60; Geo
bedspread, £150; woven throw, £50;
cushions, from £15 each; all other
accessories, from a selection, all by
Linea Home, houseoffraser.co.uk



Cora chandelier, £250,
debenhams.com



Pink carpet cushion, £32,
frenchconnection.com



Large faux fern plant (150cm tall), £170, abigailahern.com



Tropical Leaf wallpaper by Mind The Gap, £150 per set of 3 rolls (52 x 301cm per roll), rocketstgeorge.co.uk



Piana folding chair by David Chipperfield, £145, alessi.com



Dash plant pot, £25, futureandfound.com



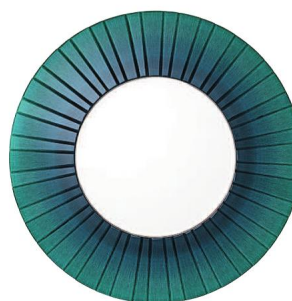
Hayward glass vase by Conran, £15, marksandspencer.com

A love of bold, botanical greens has been a key trend for the last couple of years, but this spring the look really takes flight

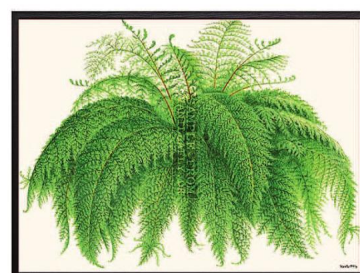
GREEN HOUSE



Tall cactus vase, £50, and cactus planter, £28, both houseoffraser.co.uk



Lecanto mirror by Eichholtz, £600, houseology.com



Lush fern framed print, £32, miaffleur.com



Marble velvet cushion by Susi Bellamy, £95, heals.com



Wallis sofa by Russell Pinch, from £1,999, heals.com



Octo short tumbler, £30, ninacampbell.com

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HOUSE OF FUN

Zingy gingham, vibrant florals, hot colours, mixing not matching: yes, the new House of Holland x Habitat collection is hitting the stores. And you can try before you buy: a suite at The Hoxton hotel in Holborn has been dressed in the full range for a limited period (from £199 per night, thehoxton.com). From £45 for a cushion, habitat.co.uk or houseofholland.co.uk

HOMES NOTEBOOK

Kara O'Reilly rounds up the latest in interiors

Mini Trend Zoological cushions



Lizard cushion, £60, timorousbeasties.com



Leopard cushion, £35, marksandspencer.com



Whale linen cushion by Michelle Mason, £85, The British Library (bl.uk/shop)



Colour supplements

The swing back towards rich colour and full-on pattern continues apace with designers now turning their attention to our tableware. Wedgwood's glamorous new Byzance range, influenced by – you guessed it – the patterns and colours of Byzantium, is the antidote to plain white porcelain. It will make even a simple kitchen supper look a bit like a Michelin Star meal.

From £28, wedgwood.co.uk



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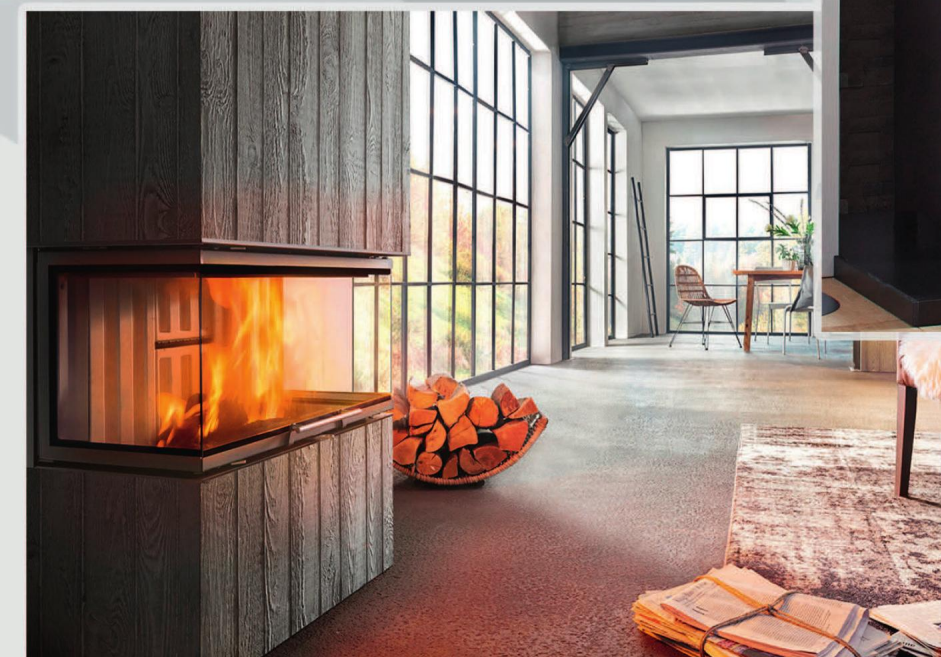
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PROPERTY

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An exquisitely designed first floor trophy flat ideally located

This spectacular, first floor lateral apartment in the best position on Eaton Square presents a purchaser with the rare opportunity to own one of the finest and most exquisitely designed properties in London. This first floor flat has six floor to ceiling glass doors leading onto a 700 sq ft terrace, with stunning views of the beautiful gardens.

Eaton Square, SW1W, £17,950,000 with Strutt & Parker; 020 7235 9959



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of a T.Rex's tail.



PROPERTY NEWS

Homes that have us floating on cloud nine

Walk on water

London's first Floating Pocket Park is set to open at Merchant Square in Paddington. The new 730sq m floating park in Paddington Basin on the Grand Union Canal will provide a striking green public space on the water with its own canal boat mooring. Developer European Land and Property Limited commissioned acclaimed garden designer, Tony Woods of The Garden Club, to create the new park at the heart of Merchant Square, complementing the canal-side neighbourhood's award-winning public realm, and strengthening its commitment to providing innovative ways for the local community to connect through the use of outdoor space.



**Property
of the
month**



**Campden Grove, W8
£6,250,000 guide price**

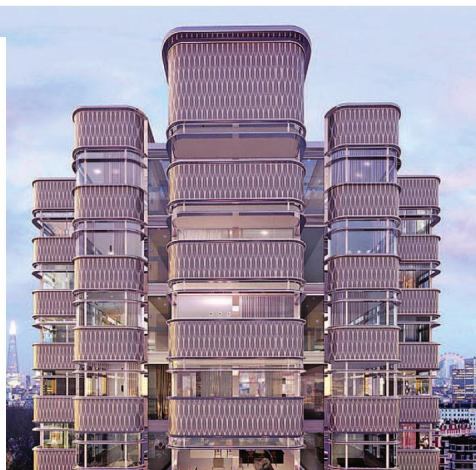
Take a dilapidated terraced house in a great Notting Hill location, and give it the architectural version of serious Botox... The current owners of this home approached up and coming architects Tiggy Coll to wave their magic wand and bring the property into the 21st century. The result ticks all the boxes, from the newly dug basement with a gym and media room, to the two storey lightwell that reaches from sitting room to kitchen below, with double height doors out into the garden. Upstairs, the master bedroom suite is stunning – the dressing room is big enough to mark out territory, and there are great views from the bath. Further up is a little room that works wells for a baby, or an office, and at the top are two double bedrooms and a bathroom.

**Contact Crayson on 020 7221 1117
or visit crayson.com**

Saintly scheme

Regal Homes has launched one of the company's finest new developments, The Compton, in St John's Wood. A 49 apartment, ten-storey residential scheme, the development is located just two minutes' walk from both Lord's Cricket Ground and Regent's Park. The Compton comes replete with luxurious interiors by award-winning designer Kelly Hoppen, and strikingly elegant architecture by Simon Bowden Architects. Crafted with style, Hoppen has selected exquisite interior specifications for the collection of one, two and three bedroom apartments, and three bedroom penthouses with accompanying roof terraces.

thecomptonnw8.com



You'll beglad you saurus.

Outlook on life

Delivering the ultimate in convenience for busy city dwellers, the luxury leisure facilities at Vista – Berkeley Homes' dynamic development near Chelsea Bridge – has now launched. Comprising a vitality pool, state-of-the-art gym and a sauna, the hotel-style amenities enhance the contemporary city lifestyle provided at this landmark scheme. Set within striking curved buildings, the homes at Vista feature private glass-fronted balconies, wraparound terraces and winter gardens. Inside, generous glazing allows natural light to flood through the homes, which has open plan living areas for both day-to-day use and entertaining.

**Prices start at £895,000.
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MAKING A CONNECTION

Living near key transport hubs is king for the capital's homebuyers

Words FIONA BRANDHORST

There's something very satisfying about having a range of travel options at your fingertips to get to work or out to play – and as the capital's new 21st century transport hubs develop, well-connected homes are in high demand.

Abell and Cleland, one of Berkeley Homes' flagship developments, is a few minutes from Victoria's soon to be unveiled regenerated mainline station and three different interconnecting Tube lines. Millbank or Embankment Piers are a short walk away where the MBNA Thames Clipper river buses run to Bankside and Canary Wharf. For cyclists, several Santander bike stations are on hand, perfect for accessing the East-West Cycle Superhighway close by. The range of two and three-bedroom apartments and duplexes feature 24-hour Rendall & Rittner concierge service and in-room dining available from the Double Tree Hilton located next door. Prices start from £1.82m.

Nick Leeming, Chairman of Jackson-Stops & Staff, confirms the Victoria area is quickly becoming a big hit with investors, both domestic and overseas, and young professionals looking for the most well-connected and vibrant base in London. 'Buyers are increasingly spoilt for choice in central London as the new transport hubs develop. Crossrail will better connect 40 stations, with new stations being built at key commuter destinations including Liverpool Street, Bond Street and Canary Wharf. The improvement in infrastructure will cause



an increase in average property prices in these areas, so early investment is crucial if buyers want to benefit from strong capital growth.' Jackson-Stops & Staff is selling an interior-designed, contemporary fourth floor one bedroom apartment within a Grade II mansion block in Belgrave Road. Priced at £1m, the property has access to a roof terrace with far-reaching views.

VI Castle Lane is a boutique development of just 31 apartments and townhouses by Sons & Co in the Birdcage Walk Conservation area, due for completion this summer and also close to Victoria's transport hub and burgeoning store, restaurant and cinema culture. Prices are from £825,000 for a one bedroom ground floor apartment through Strutt & Parker. Alex Stocker, Founder Chief Executive Officer of Sons & Co, says Castle Lane is one of the most enviable London locations on the market. 'It's attracted strong demand from buyers as the area is poised to become the next prime central hotspot.'

The Barbican is already a short walk from the city, but its proximity to Farringdon, the only station with access to Thameslink trains, Crossrail's Elizabeth Line and three major Tubes means it's fast becoming a major hub. Blake Tower, the former YMCA hostel in the midst of the Barbican development, is now a collection of 74 one, two and three-bedroom apartments and studios being created by Redrow London. Residents will have the Barbican Centre on their doorstep as well as the botanical garden, water fountains, restaurants and great views from the 17 storey tower. Prices from £675,000 with Hamptons International.



The arrival in December 2018 of the Elizabeth Line at Whitechapel Station and Liverpool Street Station near Berkeley Homes' Neroli House, the penultimate phase at the Goodman's Fields development, will reduce journey times to Canary Wharf to six minutes, Bond Street to seven minutes and Heathrow Airport to 35 minutes. Aldgate East and Aldgate Underground Stations, also nearby, reach Liverpool Street in five minutes and St Pancras International in 14 minutes. Neroli House offers 123 studio, one, two and three-bedroom apartments and penthouses set within the 21-storey tower with panoramic views of the city. An opulent health club with a heated

indoor swimming pool and spa, state-of-the-art gym, dedicated spin studio, private screening room, business lounge and 24-hour concierge are reserved for the exclusive use of residents. Piers Clanford, Managing Director at Berkeley

Homes, North East London, comments: 'The emergence of Aldgate as a premium urban quarter has been enhanced by the arrival of Crossrail at Whitechapel making

Buyers are spoilt for choice in central London as the new transport hubs develop

Goodman's Fields a secure investment for investors and owner occupiers alike.' Prices start from £700,000 for a studio apartment, via Knight Frank and JLL. First completions are scheduled for early 2020.

The Elephant & Castle is one of the last remaining major regeneration areas in Zone 1 with excellent public transport so developments such as Oakmayne's Two Fifty One in Southwark Bridge Road have proved popular. The 335 apartments over 41 storeys are designed to maximise space, light and views with over 70 per cent already sold off-plan. Prices for one bedroom apartments start from £675,000.

In west London, White City Living by St James is just two minutes' walk from three Tube lines – the Central, Circle and Hammersmith & City lines. The development of 1,465 homes is the highly-anticipated final chapter of the White City regeneration area, an emerging new community.



Clockwise from bottom left: Two Fifty One on Southwark Bridge Road, VI Castle Lane by Sons & Co, and Berkeley Homes' Neroli House

St Lukes Mews, Notting Hill W11

£1,400 per week* Furnished



A stunning newly refurbished three bedroom mews house in Notting Hill, with a roof terrace.

1,473 sq ft (136 sq m) | EPC rating C
Two Reception rooms | Kitchen | Three bedrooms | Two bathrooms | Roof terrace



Notting Hill 020 7221 1111
nottinghill@struttandparker.com

Albert Court, Knightsbridge SW7

£1,500 per week* Furnished



A brand newly refurbished two bedroom flat located in one of Knightsbridge's most prestigious buildings.

1,084 sq ft (100 sq m) | EPC rating D
Reception | Kitchen | Master bedroom with ensuite shower room | Second bedroom | Bathroom

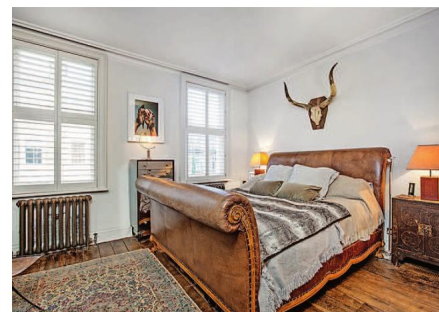


Knightsbridge 020 7235 9996
knightsbridge@struttandparker.com

* The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £222 (inc VAT) Credit References per application £54 (inc VAT).
All advertised prices are excluded of utility and other associated services.

Guthrie Street, Chelsea SW3

£1,995 per week* Unfurnished/Furnished



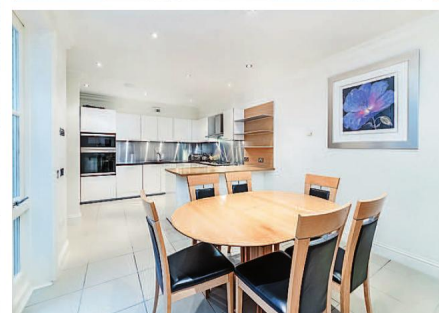
This wonderful house is accessed through a pretty and private garden and benefits from a separate studio flat.

1,991 sq ft (184.9 sq m) | EPC rating E
Two receptions | Kitchen | Master bedroom with ensuite | Three further bedrooms | Bathroom | Garden | Studio flat

Chelsea 020 7589 9966
chelsea@struttandparker.com

Vantage Place, Kensington W8

£2,300 per week* Furnished/Unfurnished



Vantage Place is a quiet and discrete gated development just south of Kensington High Street.

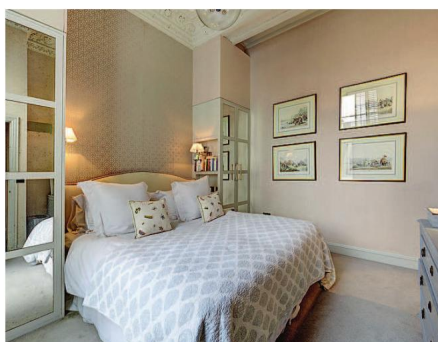
2,268 sq ft (210 sq m) | EPC rating C
Two reception rooms | Kitchen/breakfast room | Three bedrooms | Three bathrooms | Utility | Cloakroom | Atrium | Balcony

Kensington 020 7938 3866
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* The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £222 (inc VAT) Credit References per application £54 (inc VAT). All advertised prices are excluded of utility and other associated services.

St Stephens Gardens, Notting Hill W2

£1,495,000 Share of Freehold



&

A stunning two bedroom first floor flat, with a south facing balcony and views over the garden square.

736 sq ft (68 sq m) | EPC rating D

Entrance hall | Kitchen/reception room | Two bedrooms | Bathroom | Balcony

Notting Hill 020 7221 1111
nottinghill@struttandparker.com

Tite Street, Chelsea SW3

£1,800,000 Leasehold



&

A third and fourth floor maisonette with far reaching views and roof terrace.

1,328 sq ft (123 sq m) | EPC rating D

Drawing room | Kitchen | Three double bedrooms | Bathroom | Family shower room | Terrace (demised) | Caretaker

Chelsea 020 7225 3866

lulu.egerton@struttandparker.com

Lower Addison Gardens, Holland Park W14

£2,850,000 Share of Freehold



A charming and well-presented three bedroom maisonette, occupying approximately 1,854 sq ft on the raised ground and lower ground floors, with the advantage of having a sensational 60 ft long south facing garden.

1,854 sq ft (172 sq m) | EPC rating D

Entrance Hall | Drawing room | Dining room | Kitchen | Master bedroom with en suite bathroom and dressing area | Two further bedrooms | Shower room | Utility room | Balcony | Garden

Kensington 020 7938 3666
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Alex Stroud Property Consultants
07584 038 000



190 Strand will boast everything from 24 hour concierge to five star leisure facilities

HOT TREND

Five star luxury amenities are a necessity to make your property stand out, writes Rahim Najak

If you have even the slightest interest in the property market, you will know that the past year has been a continuous whirlwind of ups and downs for the industry. With a slight dip in the sales market thanks to the post-Brexit result and the potential stamp duty implications on purchases over £2 million, high net worth individuals have now become more open to the stability of renting a property. This however does not mean that any of the finer details are overlooked, and thanks to the high quality stock available (and plenty of it) applicants are increasingly demanding turn-key properties completed to the highest of standards.

Mayfair, as always, remains an international playground for high net worth individuals seeking a home in one of London's finest postcodes. Lifestyle hybrid apartments are one of the most sought after types of homes in the area due to their convenience and unrivalled house management. A fine example is Park House Apartments, launched over four years ago. It still remains the most sought after building in the area, attracting applicants from all over the



world thanks to its 24 hour concierge, underground parking and its close proximity to lifestyle amenities such as premium gyms, world famous restaurants, shops and boutiques.

Developers are recognising this trend and we are now seeing more new developments offering an abundance of lifestyle amenities for its occupants. For example, the exciting launch of 190 Strand is not only proposing the idea of luxurious apartments, but is also offering everything from a 24 hour concierge service, and leisure centre complete with state of the art gym, pool, spa and wellbeing centre. The development also offers residents a private cinema, virtual golf simulator, private fitness classes and

24 hour business suite all under one excitingly luxurious roof.

As we head into the new financial year we predict that this trend for new developments offering a five star hotel like living environment will continue to grow as political changes across the world make London a safe haven for tenants. It has never been more imperative for investor landlords to consider the competition across Prime Central London when launching their properties to the market in order to secure the best calibre of tenant.

Rahim Najak is Lettings Manager at Knight Frank Mayfair, 120a Mount Street W1K 3NN; 020 3582 7340; knightfrank.co.uk

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 TheMarket.com



Guide price: £1,550,000

Bloomburg Street, Pimlico SW1

A beautifully presented four bedroom apartment located on the third floor (with lift) of a prestigious red brick mansion block. 4 bedrooms, bathroom, shower room, reception room, dining room, kitchen, 2 balconies, basement storage. EPC: D.

Approximately 136.5 sq m (1,436 sq ft).

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Guide price: £3,850,000

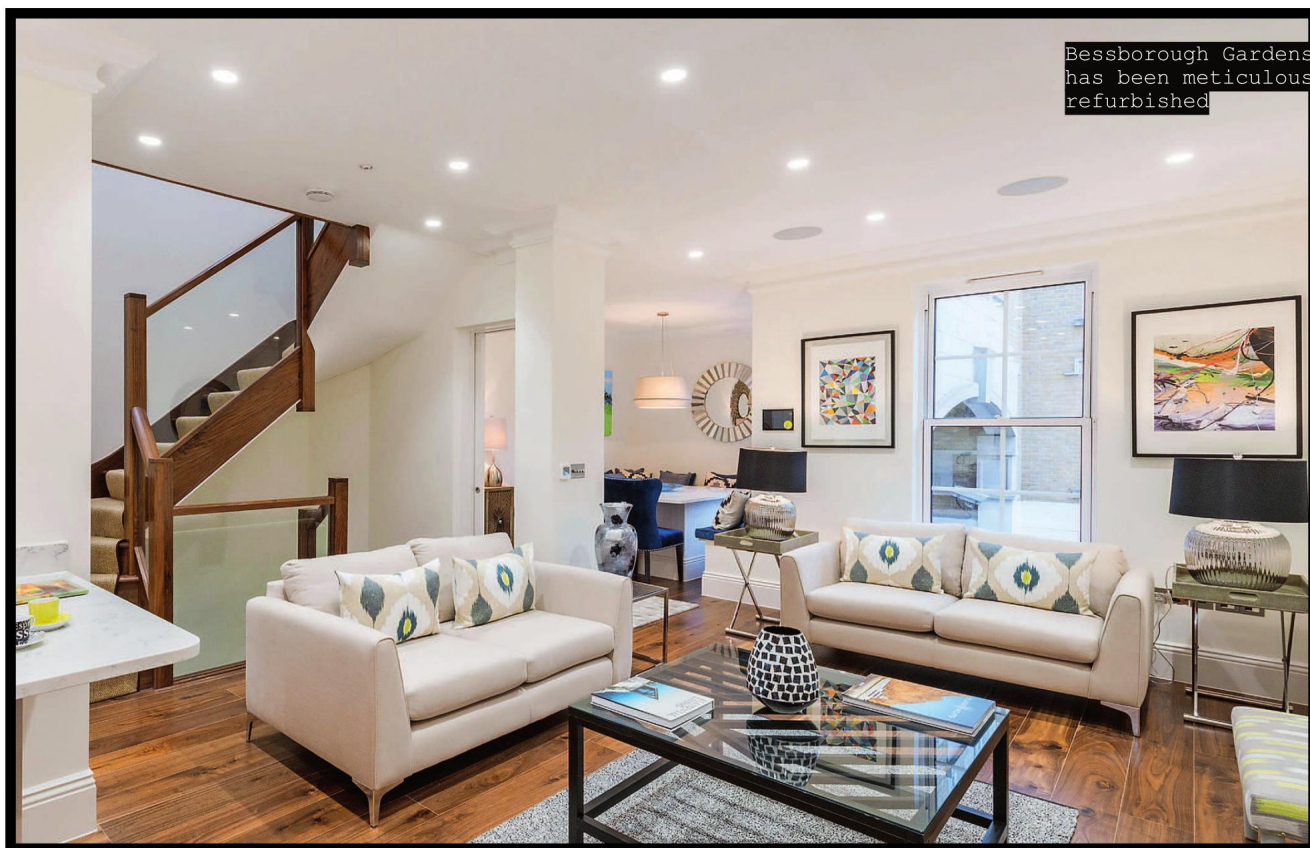
Buckingham Place, Westminster SW1

A wonderful four bedroom family house situated on a quiet street close to St. James's Park and Buckingham Palace. 4 bedrooms, bathroom, shower room, 4 reception rooms, kitchen, guest WC, terrace. EPC: C. Approximately 243 sq m (2,613 sq ft).

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Bessborough Gardens
has been meticulously
refurbished



MY MONTH

Robert Oatley of Knight Frank Victoria on experiencing the other side



What has been the most challenging aspect of your month?

The most challenging aspect of my month has been trying to move house myself whilst doing my day job! It is actually a really

valuable thing to go through for me; seeing things from the other end of the phone, and experiencing other agents and their service and knowledge, has given me some really positive ideas to take back to the office, as well as realising how well we do things here at Knight Frank.

What has been your personal highlight?

We have achieved two sales this month on properties that have been on the market for a while, with multiple agents, where we have managed to successfully introduce good buyers at prices our clients are happy with.

Describe an exceptional property that has come on to the market...

We have been instructed on a freehold house in the Bessborough Gardens development, which has been painstakingly refurbished by our client and dressed impeccably. The house comes with garage, parking space and 24 hour porter and at £2,450,000 represents great comparative value.

What has been the highest offer or the quickest sale to take place?

We agreed a sale on a flat in Old Pye House, Westminster, within four days of coming to the market and at the asking price. The buyer lived in the building already and we knew it would be perfect!

How has the market been performing?

The market in Victoria, Westminster and Pimlico has been busy since the turn of the year. I think buyers are accepting that the uncertainty of Brexit and the increased

levels of stamp duty are here to stay – these points are being factored in to offer levels of course, but realistic, accurate and professional advice from agents to sellers and buyers alike mean that there are sales happening. Given people always need places to live and other investment options are even more bleak, we are cautiously optimistic for 2017.

What local campaigns have you been involved with?

We are sponsoring the SouthWestFest this year, which is a charity building a stronger community in SW1, providing opportunities, promoting creativity, culture, health and wellbeing. There are a number of events throughout the year culminating in a festival in St Georges Square and a parade on 1 July, which will be a fantastic, fun-filled day for all in SW1 and beyond.

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EBURY SQUARE, BELGRAVIA SW1

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- Two bedrooms with en suites
- 24hr concierge and security
- Underground parking
- 1,350sq ft / 125sq m
- EPC rating E

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jake.irwin-brown@harrodsestates.com

Guide Price: £4,450,000

Leasehold: Approximately 995 years



BRIGHT ONE-BEDROOM APARTMENT WITH 24-HOUR PORTER

CARRINGTON HOUSE, MAYFAIR W1

- Fifth floor
- Large living room
- Rooftop views over Mayfair
- Porter and lift
- 624sq ft / 58sq m
- EPC rating D

MAYFAIR OFFICE:

T: 020 7409 9205

andrew.brennan@harrodsestates.com

Guide Price: £1,275,000

Leasehold: Approximately 149 years

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A SPACIOUS AND MODERN TOP FLOOR THREE DOUBLE BEDROOM DUPLEX

RAVENSBOURNE APARTMENTS, FULHAM RIVERSIDE SW6

- Communal Gardens
- Over 1,387sq ft
- Private parking
- Concierge and fitness suite
- Easterly views towards river
- EPC rating B

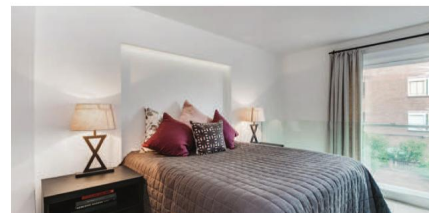
CHELSEA OFFICE:

T: 020 7225 5752

francis.burca@harrodsestates.com

Guide Price: £1,625,000

Leasehold: Approximately 994 years



A ONE/TWO-BEDROOM TRIPLEX APARTMENT WITH STUNNING DESIGN FEATURES

AIRLIE GARDENS, KENSINGTON W8

- En suite master bedroom
- Bay fronted reception room
- Fully refurbished to a high design spec
- Access to communal gardens
- 814sq ft / 75.62sq m
- EPC rating D

KENSINGTON OFFICE:

T: 020 3650 4600

nicholas.shaw@harrodsestates.com

Guide Price: £1,300,000

Leasehold: Approximately 97 years

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MULTIPLE CHOICE

Are taxes stalling the property market?

The recent Housing White Paper declared that the UK needs to be building more homes, and faster, and the national housing situation requires a great deal of reform. Property tax, in particular, is one of the largest hurdles that developers and homeowners need to overcome, and there is a series of common misconceptions that are obstructing the smooth operation of the housing market.

Unless a property is being purchased to replace a main residence, it is very likely that the buyers will be hit by the 3% surcharge. However, a lack of understanding of the legislation behind the tax is causing a great deal of anxiety in the market. The idea that there is (not?) one fixed rate is effectively

detering buyers, when there are plenty of options to consider.

A common oversight, in terms of which stamp duty rate should be applied, is the correct identification of mixed use assets. Where a commercial element, forestry, or paddocks are clearly present, a different rate altogether should be used. Buyers should therefore consider not just what the property is currently used for, but the potential for commercial

endeavours – if these are evident, then the transaction should be mixed use.

Equally, if a property features a self-contained flat, or annexe, then it falls into the ‘multiple dwellings’ category. In this case, some careful calculations need to be done to confirm the correct amount of tax – a property can be both commercial and

multiple dwelling, and that’s where things can get difficult.

As more young people, professionals, and families find themselves living with their parents, to save for a deposit, multiple dwellings relief is set to become an increasingly common aspect of the market. While a self-contained flat, with a separate entrance, qualifies a property for multiple dwellings relief, the mortgage for the property can still come under one name, and the asset can legally be held by one individual.

It’s important, before paying any tax, to analyse all the features of the property, to make sure that the correct rate is being applied, and for the average consumer this can add unnecessary complications to an already pressurised situation. Buyers need a straightforward solution, and the ever-changing market is slowing down the process.

See more at ctatax.uk.com

A property can be both commercial and multiple dwelling, and that’s where things get difficult



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Stanhope Mews South, SW7

A one bedroom mews house of approx. 806 sq ft, located 0.1 miles from Gloucester Road station.
Reception room, kitchen, double bedroom, bathroom; roof terrace.
EPC rating D

£1,275,000 Leasehold

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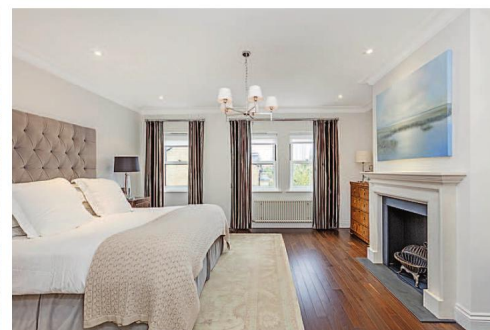
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Polperro Mews, SE11

A refurbished family home set within a gated mews, located 0.9 miles from London Waterloo station. Reception room, drawing room, kitchen/dining room, en suite master bedroom, 2 further bedrooms, optional bedroom suite/office, guest loo; garden, secure lock-up garage. EPC rating C

£1,895,000 Freehold

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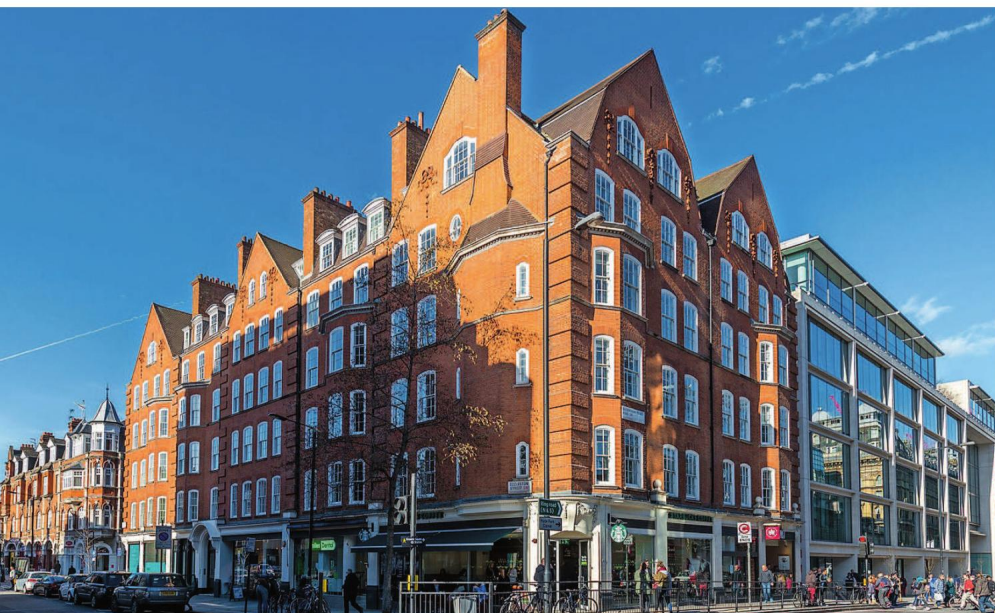




Flood Street, SW3

A lateral apartment on the third floor (with lift) of a mansion block, located 0.3 miles from the Kings Road. Reception room, kitchen, en suite master bedroom, 2/3 further bedrooms, bathroom; porter. Unfurnished. EPC rating C

£1,250 per week (*fees apply)
Chelsea 020 7581 8431



Eccleston Street, SW1W

A fifth floor penthouse apartment (with lift) in a building with a porter, located 0.2 miles from Victoria station. Reception room/kitchen, 3 bedrooms, 3 bathrooms; balcony. Unfurnished. EPC rating C

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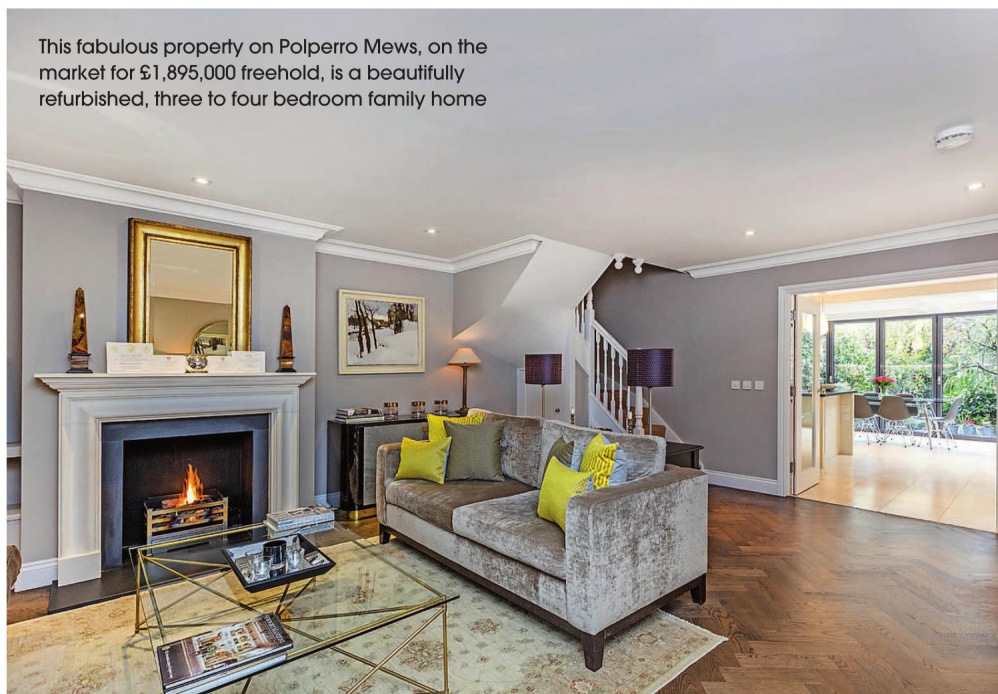
Examining London's super-prime property market

The Land Registry records that house prices have increased 270% in nominal terms since January 2000. During this time we have seen the market for London's most expensive properties structurally change with new price brackets developing.

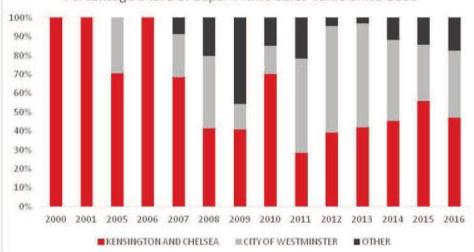
Prime Central London (PCL) is a widespread term used in the property market and typically relates to properties located in the most affluent boroughs priced from £2,000,000 to £10,000,000. Anything above this price level is generally referred to as super-prime; however, with a number of sales exceeding £50,000,000 recently, the term ultra-prime applies to the few at the very top end of the market.

While the Prime Central London market has been affected by reduced demand over the last 24 months, the

This fabulous property on Polperro Mews, on the market for £1,895,000 freehold, is a beautifully refurbished, three to four bedroom family home



Percentage Share of Super-Prime Sales Value Since 2000



super and ultra-prime market is somewhat decoupled from the mainstream economics governing conventional residential demand. Demand for London's most expensive property almost exclusively emanates from ultra-high net worth individuals (UHNWIs) motivated by securing the 'best in class' being located in the most desirable roads and finished to world class standards.

The graph top left shows the progression of super-prime to ultra-prime property since 2000.

As seen in the graph to the left, the concentration of super-prime property was exclusively sold in the Royal Borough of Kensington & Chelsea at the turn of the millennium, however other London boroughs have seen a growing stock of the

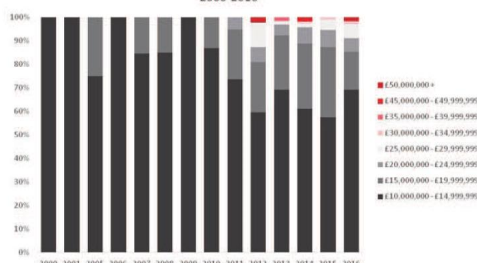
London hosts an unwavering draw for owning a super-prime residential base

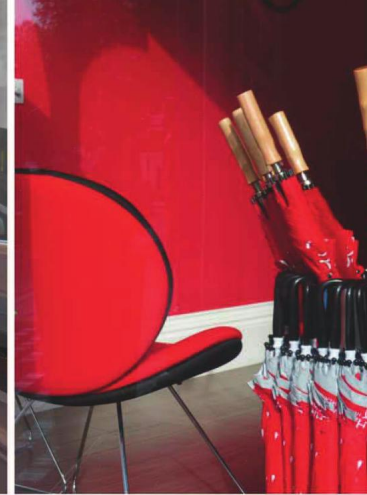
capital's most expensive property.

London, along with the other world's major capital cities, hosts an unwavering draw to own a super-prime residential base, and with the number of high net worth individuals in the world increasing we anticipate a continuation of ultra-prime price brackets developing.

For more information call 020 7581 5881, email robertbutterworth@jackson-stops.com or visit jackson-stops.co.uk/london

Historical Banded Price Profile of the Super-Prime Market in London 2000-2016

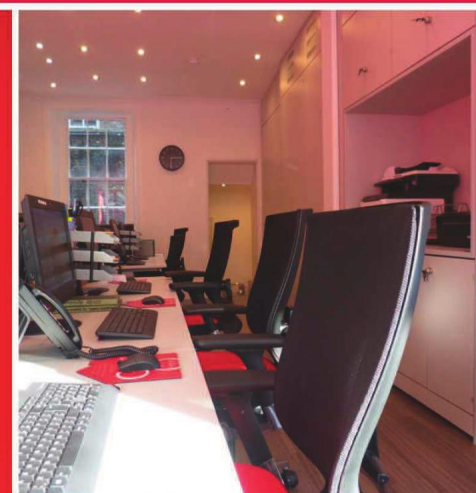




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- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Lift
- 24h Porterage
- Communal Hot Water & Central Heating

TENNYSON HOUSE, CULFORD GARDENS SW3



Leasehold Approximately 159 Years

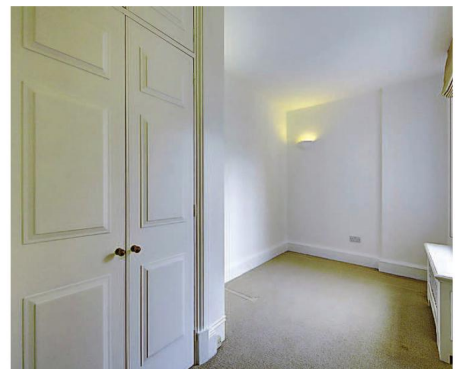
£995,000

An attractive and spacious one bedroom apartment, recently refurbished to a high standard on the lower ground floor. Culford Gardens is a quiet street located within easy walking distance of Sloane Square and the excellent amenities of the Kings Road.

- Entrance Hall
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An attractive newly refurbished three bedroom 2nd floor apartment offering light and spacious accommodation with a sunny south-easterly aspect and fabulous views over the River Thames.

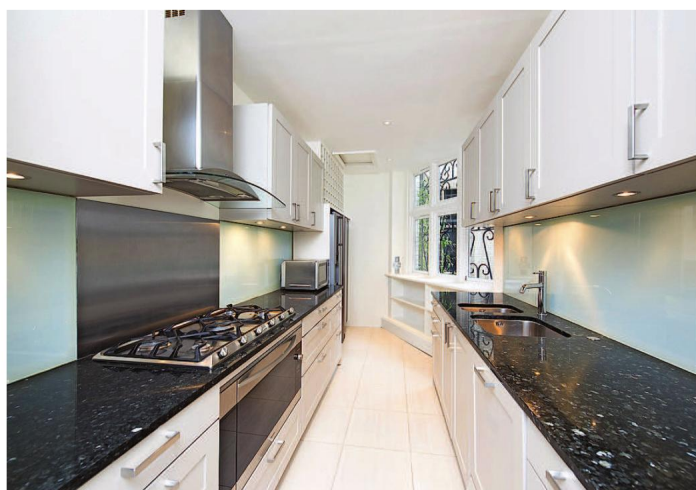
- * Large Reception Opening onto Balcony
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How to speed up a conveyancing transaction



A lack of housing stock and high Stamp Duty Land Tax charges are often cited as the primary reasons why transaction volumes have fallen in Prime Central London over the past two years. But in cases where sellers and buyers have been able to agree terms, a lack of speed continues to be a cause of frustration for all parties concerned.

In order to minimise delay, sellers should instruct a solicitor soon after the property has been placed on the market, rather than wait until an offer has been accepted. This is because the sooner the seller's solicitor is able to deal with the client registration formalities,

and prepare a comprehensive sales pack, the faster and less stressful a transaction will be.

In recent months there has been a spate of cases in which the buyer of a property has been duped into proceeding with a purchase from a person who is not the true owner. Therefore, if you are selling a property, your solicitor will want to establish that you are the true property owner, as well as carry out the usual anti-money laundering checks. Compiling a comprehensive sales pack will require an investigation of title and the owner of a leasehold property should expect to answer various questionnaires with in excess of 100 questions. There may also be a variety of

'title issues' that need to be resolved. For example, the lease may be too short to be sold without being extended. Or the lease may be defective for lending purposes and require variation. Freehold titles may, for example, be affected by planning, breach of covenant or easement issues that need to be resolved. It is better to discover any issues early on and resolve them in good time, than to risk delaying the transaction or have a willing buyer walk away when problems come to light after they have made an offer.

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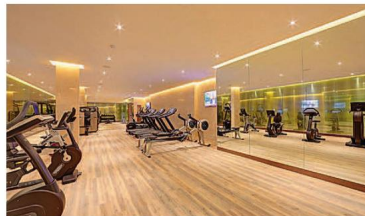


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Distillery Wharf, Regatta Lane W6

£700 pw

A stunning two bedroom second floor apartment set within an exciting riverside development. The property is perfectly located within walking distance to the River Thames, many restaurants and amenities of Hammersmith Broadway including excellent transport links. This luxurious apartment offers elegant interiors designed to the highest specifications. Residents further benefit from the use of exclusive facilities such as swimming pool, spa, gymnasium and cinema room.

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Guide price: £760,000

Northbourne Lofts, Clapham SW4

An impressive 'New York Lofts' style apartment which has been refurbished to a high standard. 2 bedrooms, 2 bathrooms, reception room, kitchen. EPC: C. Approximately 75.71 sq m (815 sq ft). clapham@knightfrank.com Office: **020 8022 6118**



Guide price: £2,200,000

Lillieshall Road, Clapham SW4

A spectacular family home located on one of Clapham Old Town's finest roads. 4 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/breakfast room, utility, garden. EPC: D. Approximately 195 sq m (2,099 sq ft). clapham@knightfrank.com Office: **020 8022 6118**

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Guide price: £875,000

Paveley Drive, Battersea SW11

A beautifully renovated two bedroom flat in popular Morgan's Walk, situated in landscaped gardens and in a secure development. This beautiful flat is in excellent condition and has river views from both the reception room and kitchen. It has two spacious bedrooms and a contemporary bathroom. 2 bedrooms, 1 bathroom, kitchen/reception room, balcony. EPC: C. Approximately 60 sq m (646 sq ft)
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Guide price: £1,950,000

II Nauti Buoy, Riverside Quarter SW18

Built to exacting standards and with a contemporary, stylish interior with attention to detail throughout. The II Nauti Buoy feels like a boutique hotel with the fun of living on the water. 3/4 bedrooms, 3 bathrooms, kitchen, 2/3 reception rooms, roof terrace, swimming pool, porter / concierge. Approximately 230 sq m (2,476 sq ft)
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